



Bulwer Road

New Barnet, Barnet, EN5 5JB

Guide Price £335,000



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* CHAIN FREE *

A unique opportunity to purchase this FREEHOLD PROPERTY. Ideally positioned for commuters, the property is situated close to both HIGH BARNET UNDERGROUND (Northern Line) and NEW BARNET MAINLINE STATION, providing easy access into Central London (KINGS CROSS & MOORGATE).

This delightful END-TERRACE HOME offers perfect scope to create your individual dwelling. The property offers a rare setting, within well-maintained communal grounds and easy access to local amenities, EXCELLENT TRANSPORT LINKS, cafes, restaurants and GOOD & OUTSTANDING SCHOOLS.

The PRIVATE ACCOMMODATION consists; a convenient entrance porch, EXTENSIVE LIVING AREA, well-equipped kitchen, large principal bedroom and bathroom. The residence benefits from plenty of storage and non-restrictive parking facilities.

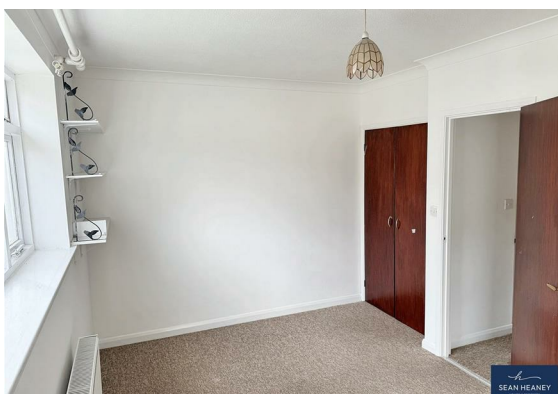
The property benefits further from the potential to convert the existing loft space into a studio - subject to the required planning permission. This would align with the building construction next door.

EPC : C

BARNET COUNCIL TAX BAND : C

TENURE : Freehold

SERVICE CHARGES : £180 / annum





GROUND FLOOR

Porch

Lounge / Living Area

13'7 x 16'10 (4.14m x 5.13m)

Kitchen

6'3 x 7'1 (1.91m x 2.16m)

Cupboard

Landing

Bedroom

13'6 x 8'9 (4.11m x 2.67m)

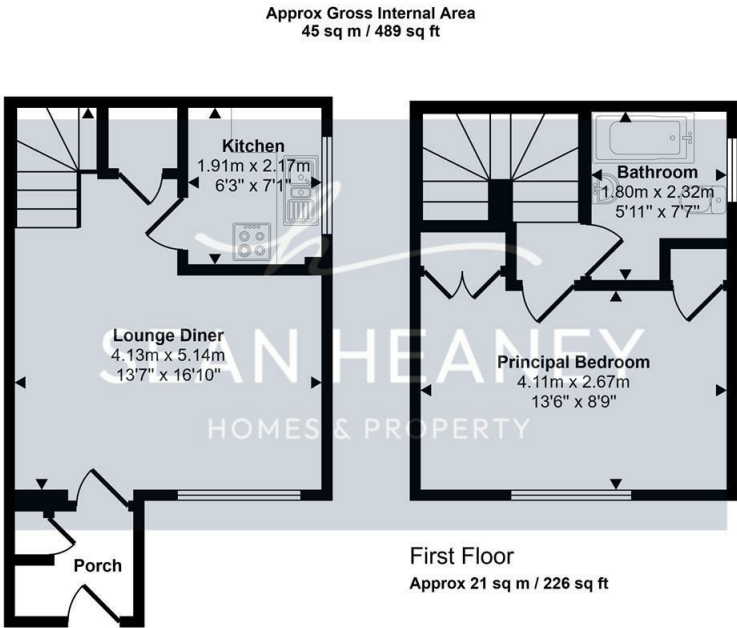
Bathroom

5'11 x 7'7 (1.80m x 2.31m)

Built-in Cupboards



Floor Plan



Ground Floor
Approx 24 sq m / 263 sq ft

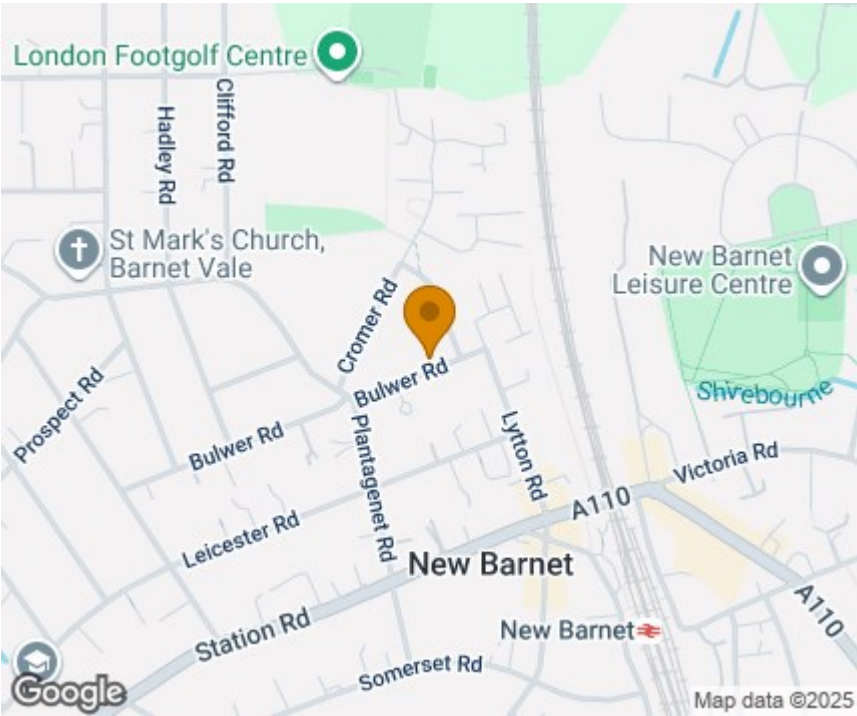
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Viewing

Please contact our Barnet Office on 020 8441 7173 if you wish to arrange a viewing appointment for this property or require further information.

- 1. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order, or fit for their purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.
- 2. References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor.
- 3. Room measurements have been made using a Laser Meter. Complete accuracy cannot be guaranteed and therefore the room sizes given should be regarded as being approximate.
- 4. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property.
- 5. Floor plans remain copyright of Sean Heaney Estate Agents and are not to be copied in part or full without written consent, are provided for illustrative purposes only and are not to scale.

Area Map



Energy Efficiency Graph

