

Sean Heaney  
HOMES & PROPERTY



Bells Hill  
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Barnet, EN5 2SG

Guide Price £650,000

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# Bells Hill

Barnet, EN5 2SG

This delightful end-terrace house offers a perfect blend of comfort and convenience, ideally situated within a short walk of BARNET HIGH STREET and HIGH BARNET UNDERGROUND.

The property provides great family accommodation in a friendly community, with EXCELLENT LOCAL AMENITIES, including shops, GOOD & OUTSTANDING SCHOOLS, and parks, all within easy reach. The area is also well-connected to public transport, providing ACCESS TO CENTRAL LONDON.

A welcome and spacious setting, the light-filled residence features a convenient entrance porch, large kitchen/breakfast room, EXTENSIVE LIVING AREA with log burner and access to private rear garden, THREE WELL-PROPORTIONED BEDROOMS and CONTEMPORARY FAMILY BATHROOM.

The layout of the home is thoughtfully designed and well presented throughout, with new glazing installed, completely re-plumbed and re-wired, new kitchen, bathroom and previously obtained planning permission for a loft conversion (since lapsed).

The property further boasts OFF-STREET PARKING, SIDE ACCESS and the END-TERRACE position offers added privacy, making it a desirable option in this SOUGHT-AFTER LOCATION.

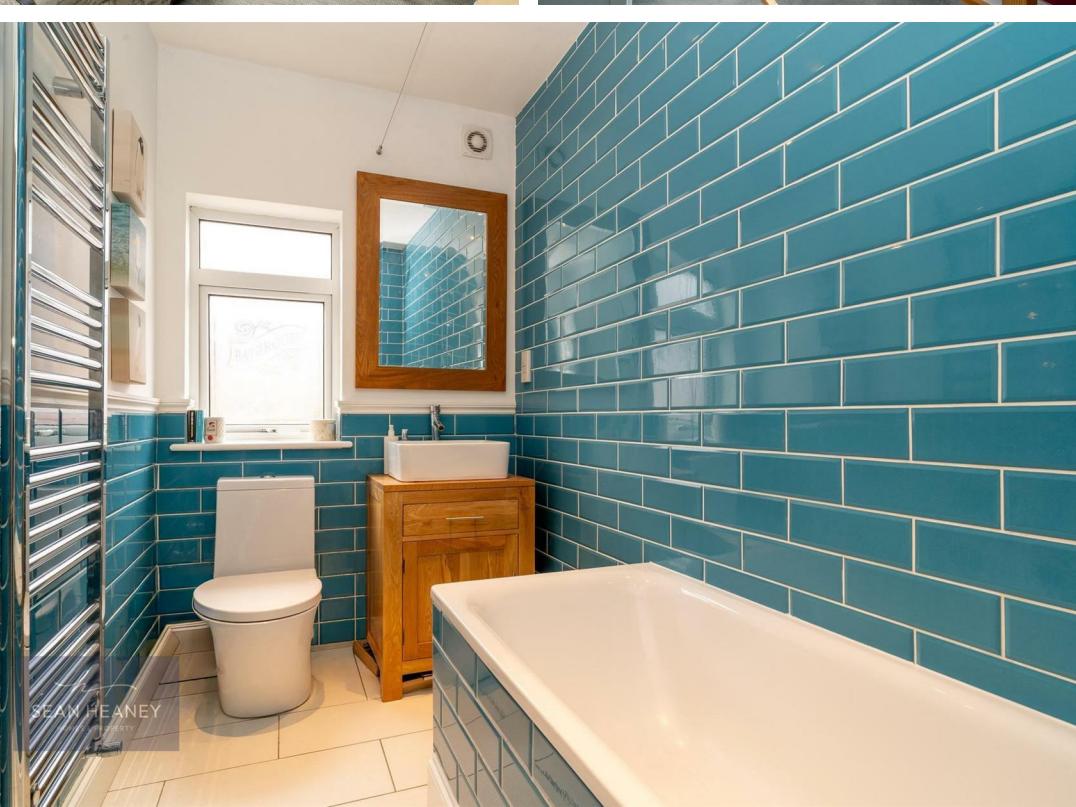
This CHARMING HOUSE presents a wonderful opportunity for those looking to settle in a vibrant neighbourhood while enjoying the comforts of a well-appointed home and we would STRONGLY RECOMMEND EARLY VIEWING.

EPC : D

BARNET COUNCIL TAX BAND : E

TENURE : Freehold





## GROUND FLOOR

### Kitchen/Diner

14'7 x 12'6 (4.45m x 3.81m)

### Living Room

23'11 x 12'6 (7.29m x 3.81m)

## FIRST FLOOR

### Landing

### Bedroom One

12'6 x 12'6 (3.81m x 3.81m)

### Family Bathroom

9'5 x 4'11 (2.87m x 1.50m)

### Bedroom Three

9'5 x 7'1 (2.87m x 2.16m)

### Bedroom Two

11'6 x 10'11 (3.51m x 3.33m)

### GARDEN extends

82' (24.99m)

## Floor Plan



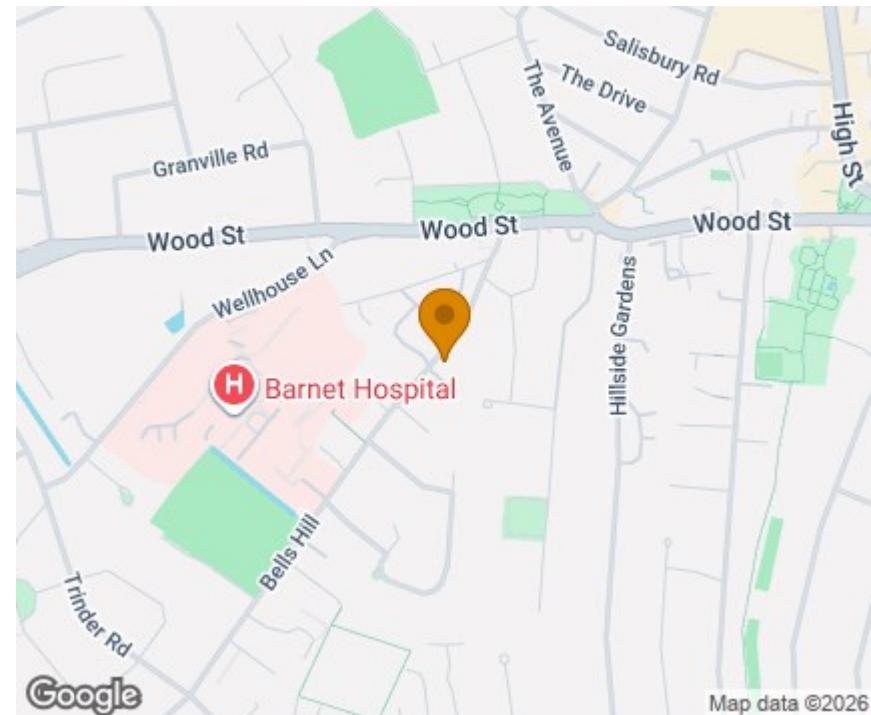
GARDEN EXTENDS TO 25M (82') APPROX.  
TOTAL FLOOR AREA: 89.3 sq.m. (961 sq.ft.) approx.  
Whilst every effort has been made to ensure the accuracy of the floorplan contained, measurements of doors, windows and rooms are approximate. Actual sizes may vary. No measurements have been taken to any errors, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The agent has not tested any apparatus, equipment, fixtures, fittings or services. They cannot verify they are in working order, or fit for their purpose. A buyer is advised to obtain verification from their solicitor or surveyor.



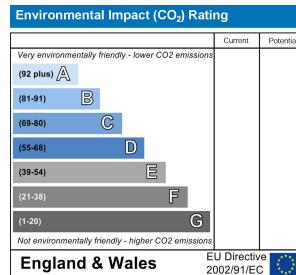
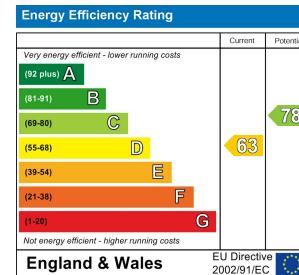
## Viewing

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

## Area Map



## Energy Efficiency Graph



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.

Highstone House, 165 High Street, Barnet, Hertfordshire, EN5 5SU

T: 020 8441 7173 E: [sales@seanheaney.co.uk](mailto:sales@seanheaney.co.uk) W: [www.seanheaney.co.uk](http://www.seanheaney.co.uk)