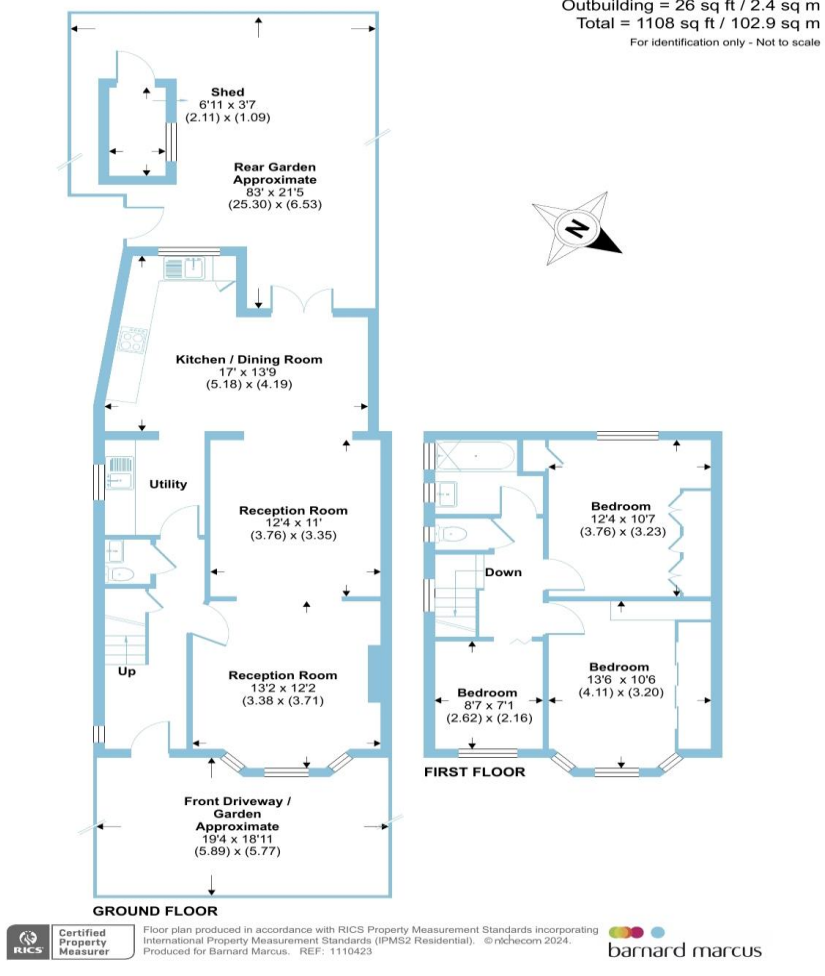




Sherrards Way, Barnet, EN5 2BW

Sherrards Way, Barnet, EN5

Approximate Area = 1082 sq ft / 100.5 sq m
Outbuilding = 26 sq ft / 2.4 sq m
Total = 1108 sq ft / 102.9 sq m
For identification only - Not to scale



welcome to Sherrards Way, Barnet,

- Three Bedroom Semi-Detached Home
- Close Proximity to Popular Local Schools
- 83ft Long South West Facing Garden
- Sold Chain Free
- Potential to Extend STPP

Tenure: Freehold

EPC Rating: D

£700,000



This attractive 3 bedroom semi-detached home located on this desirable road is presented in good order offering spacious and versatile accommodation. The property has been cared for over the years by the current owners and offers bright and spacious accommodation throughout.

Approached via shared drive is this well-presented semi-detached residence. The Accommodation comprises of a welcoming entrance hall giving access to the through double reception room, downstairs w/c, utility room and open plan kitchen/dining room. As you reach the first floor you will find three good-sized bedrooms and the family bathroom with separate w/c. Externally the property benefits from 83ft long South West facing rear garden, there is also potential to extend into the loft subject to the necessary planning consents. High Barnet Tube is located 0.6 miles away.

High Barnet is a market town that dates back to the 12th century. Its name is often abbreviated to just Barnet, which is also the name of the borough of which it forms a part. Located in zone 5 on the borders between Whetstone and the Green belt, High Barnet tube station or New Barnet train station offers an easy commute in and out of Central London. Barnet is considered the perfect location for those who want to be moments away from the countryside, while also being part of London's vibrant city lifestyle.

view this property online [barnardmarcus.co.uk/Property/WTS106860](https://www.barnardmarcus.co.uk/Property/WTS106860)



Property Ref:

WTS106860 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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