

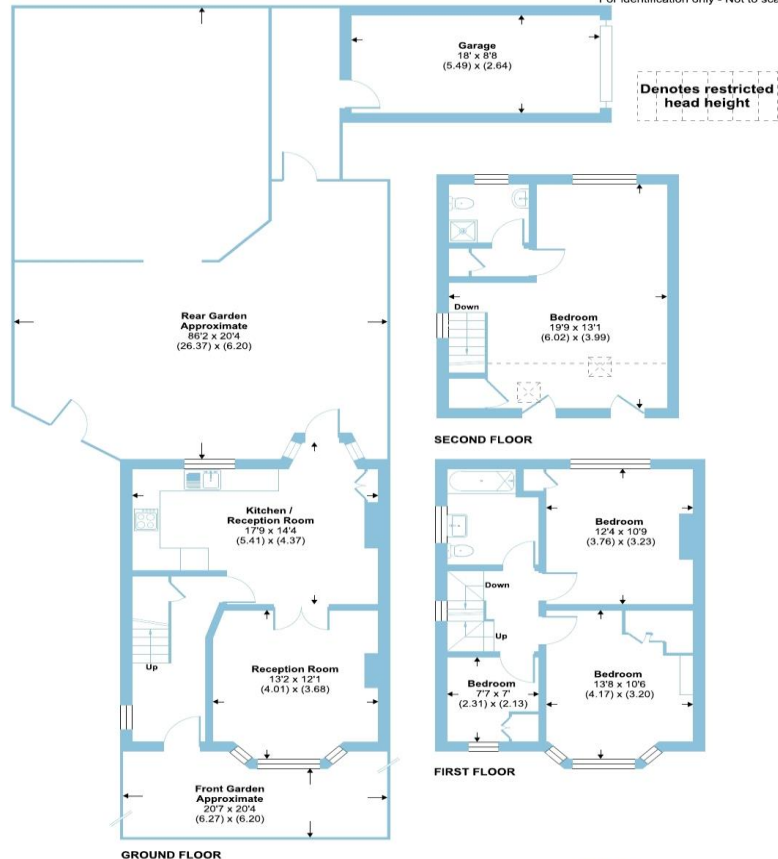


Sherrards Way, Barnet EN5 2BN



Sherrards Way, Barnet, EN5

Approximate Area = 1154 sq ft / 107.2 sq m
Limited Use Area(s) = 50 sq ft / 4.6 sq m
Garage = 156 sq ft / 14.4 sq m
Total = 1360 sq ft / 126.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rihcom 2024. Produced for Barnard Marcus. REF: 1154583



welcome to Sherrards Way, Barnet

- Four Bedroom
- Semi-Detached Home
- Separate Garage
- 86ft Long Rear Garden
- Potential to Extend STPP

Tenure: Freehold

EPC Rating: D

offers in excess of **£735,000**



This attractive four 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.

Benefiting from a wealth of features the ground floor of this residence comprises of a welcoming entrance hall, bay fronted reception room opening up to the open plan kitchen/dining room. To the first floor you will find three good-sized bedrooms and the fitted family bathroom. As you reach the top floor you will find the fourth bedroom and shower room. The 86ft long rear garden can be accessed by the side, open plan kitchen/dining room and separate garage. There is potential to extend towards the rear of the house subject to the necessary planning consents. New Barnet Train Station is located 0.7 miles away with High Barnet Tube Station located 0.8 miles away.

Dating back to the 15th Century, Whetstone originated in medieval times, and legend has it that the name stems from the stone that is placed outside of the Griffin Pub, where soldiers went to sharpen their swords before the Battle of Barnet. Whetstone is perfect for both commuters and families alike. Located in zone 4, Totteridge and Whetstone northern line tube station offers easy access in and out of the city and central London, whilst also being only moments away from open countryside.

view this property online barnardmarcus.co.uk/Property/WTS107013



Property Ref:

WTS107013 - 0002

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.



barnard marcus



020 8446 6888



Whetstone@barnardmarcus.co.uk



1285 High Road, Whetstone, LONDON, N20 9HS



barnardmarcus.co.uk