

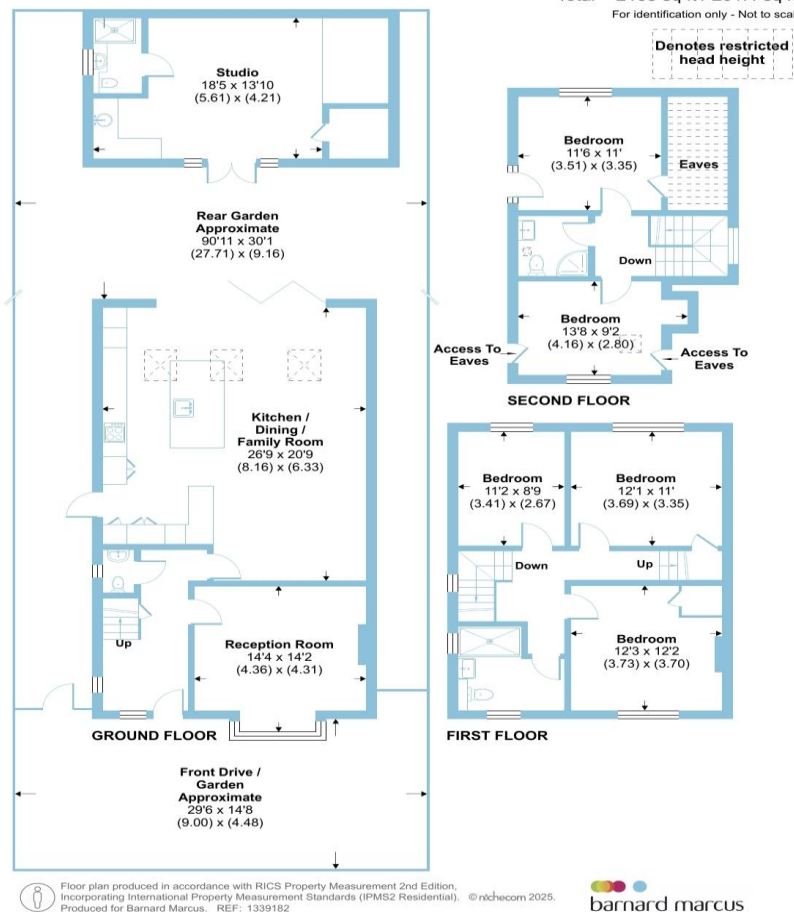


Byng Road, Barnet EN5 4NW



Byng Road, Barnet, EN5

Approximate Area = 1778 sq ft / 165.2 sq m
Limited Use Area(s) = 62 sq ft / 5.7 sq m
Outbuilding = 328 sq ft / 30.5 sq m
Total = 2168 sq ft / 201.4 sq m
For identification only - Not to scale



welcome to Byng Road, Barnet

- Five Bedroom Detached Home
- Beautiful Open Plan Kitchen Dining Area
- South Westerly Facing Rear Garden
- 0.7 miles to High Barnet Tube Station
- Two Shower Rooms + Ground Floor WC

Tenure: Freehold

EPC Rating: D

Council Tax Band: F

£1,150,000



An attractive five- bedroom Detached home situated along a tree lined road, conveniently located 0.7 miles from High Barnet Northern Line tube station plus the areas local amenities. This delightful home is an ideal property for an established or growing family.

This residence is approached via its own-driveway and comprises of a welcoming entrance hall giving access to a bay-fronted living area, ground floor guest WC, with the hub of the home offering a wonderful open plan luxury fitted kitchen dining space. This area provides access via bi-fold doors to this-homes south-westerly facing rear garden which extends to approximately 90 ft. To the first floor there are three well-proportioned bedrooms and a family shower room whilst to the second floor there are two additional bedrooms with separate shower facilities. To the rear of the property there is a summer house/studio perfect for enjoying warm evenings and also houses an en-suite shower room. Foulds Primary (0.1 miles) and Queen Elizabeth Boys Secondary (0.2 miles) are well-regarded locally and makes this residence an ideal home for a family.

view this property online barnardmarcus.co.uk/Property/WTS107591



Property Ref:

WTS107591 - 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.

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