Sean Heaney
HOMES & PROPERTY

Wrotham Road

High Barnet, Barnet, EN5 4LE

Guide Price £585,000

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An appealing opportunity presenting exceptional scope for an exciting refurbishment or development project. The property currently comprises three bedrooms, two reception rooms, kitchen, outdoor lean-to, downstairs WC, and bathroom accommodation.

Positioned on a corner plot with a wide attractive frontage, the home is located in a highly sought-after residential setting within easy reach of Barnet town centre. Residents benefit from excellent amenities including shops, cafés, bars, restaurants, and The Spires Shopping Centre.

The property further benefits from a southerly garden with rear access, offering sunny outdoor space.

Excellent transport links are nearby, including High Barnet Underground (Northern Line), providing direct access into Central London.

The area is particularly renowned for its outstanding schools, including QE Boys and Queen Elizabeth's Girls' School, together with highly regarded primary schools such as Foulds and Christchurch.

EPC : F

BARNET COUNCIL TAX BAND : E

TENURE : Freehold

GROUND FLOOR

Porch

Reception One
9'1 x 15'2 (2.77m x 4.62m)

Kitchen
9'11 x 9'10 (3.02m x 3.00m)

Pantry

Reception Two
9'2 x 15'1 (2.79m x 4.60m)

Lean-To
15'1 x 4'2 (4.60m x 1.27m)

WC

Storage

FIRST FLOOR

Landing

Bedroom One
7'6 x 13'3 (2.29m x 4.04m)

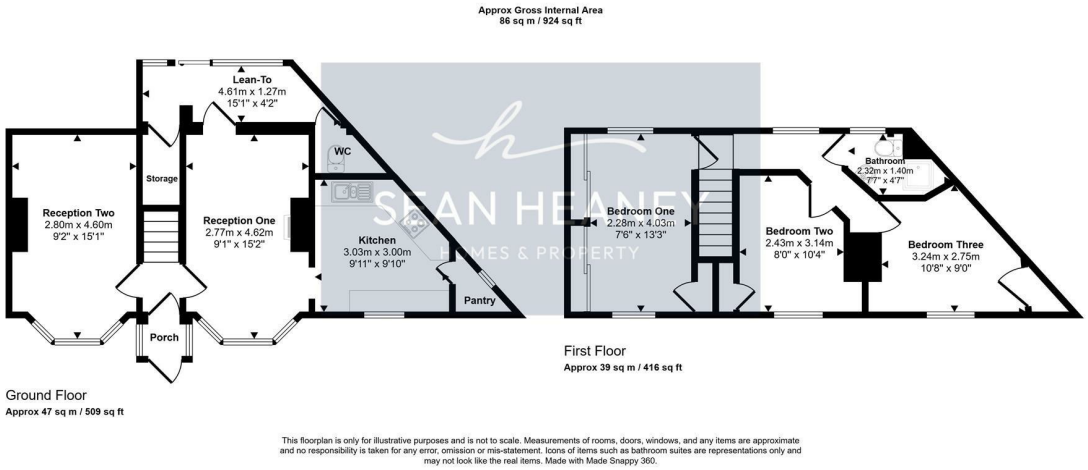
Bedroom Two
8'0 x 10'4 (2.44m x 3.15m)

Bedroom Three
10'8 x 9'0 (3.25m x 2.74m)

Bathroom
7'7 x 4'7 (2.31m x 1.40m)

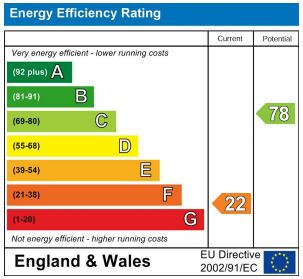
GARDEN

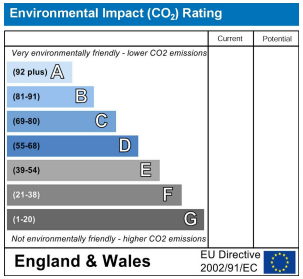
Floor Plan



Area Map

Energy Efficiency Graph





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.

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