



**Lucan Road**

High Barnet, EN5 4HA

Guide Price £475,000



## Lucan Road

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A TERRACED COTTAGE based in this CHARMING COURTYARD DEVELOPMENT in a sought after location within WALKING DISTANCE OF BARNET HIGH STREET offering multiple SHOPPING & TRANSPORT FACILITIES including the NORTHERN LINE UNDERGROUND.

The accommodation is arranged over two levels and consists of TWO RECEPTION ROOMS, kitchen leading to paved rear garden, TWO BEDROOMS and a family bathroom.

The property provides GREAT SCOPE FOR IMPROVEMENT and the IDEAL NEIGHBOURHOOD with excellent schools, cafes & restaurants. A central position with further benefit from OFF STREET PARKING.

\*\* CHAIN FREE RESIDENCE \*\*

EPC : C

BARNET COUNCIL TAX BAND : D

TENURE : FREEHOLD





## GROUND FLOOR

### Reception Room

11'9" x 10'9" (3.60 x 3.30)

### Reception Room

11'9" x 10'9" (3.60 x 3.30)

### Kitchen

11'5" x 6'10" (3.50 x 2.10)



## FIRST FLOOR

### Landing

### Bedroom 1

11'5" x 10'9" (3.50 x 3.30)

### Bedroom 2

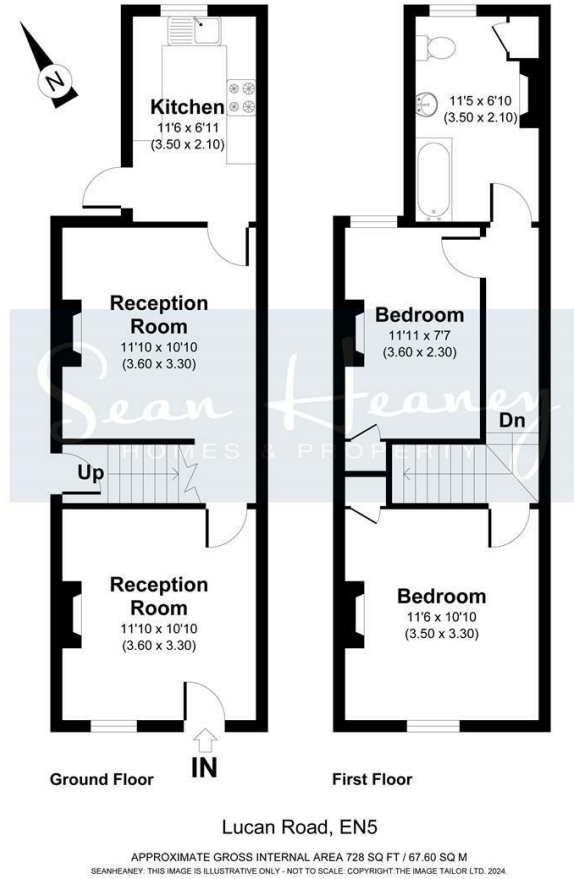
11'9" x 7'6" (3.60 x 2.30)

### Bathroom

11'5" x 6'10" (3.50 x 2.10)



## Floor Plan



## Viewing

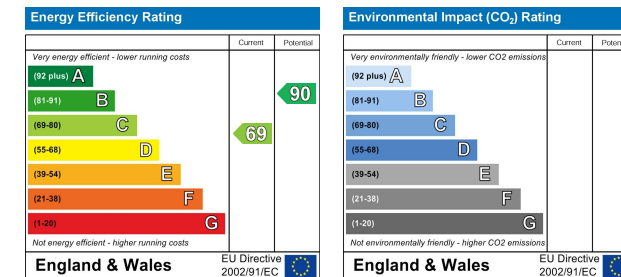
Please contact our Barnet Office on 020 8441 7173 if you wish to arrange a viewing appointment for this property or require further information.

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.

## Area Map



## Energy Efficiency Graph



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

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