

# Sean Heaney

HOMES & PROPERTY



**Milton Avenue**  
High Barnet, EN5 2EX  
**£895,000**



## Milton Avenue

High Barnet, EN5 2EX

This attractive semi-detached home offers bright and versatile living accommodation arranged over two floors and approximately 1,400 sq ft.

The ground floor features a porch/hallway, comfortable reception, spacious kitchen/diner with doors opening onto terrace and garden, day room/lounge, two bedrooms, and a modern shower room.

Upstairs, the first floor comprises two further bedrooms, a family bathroom, and eaves storage area.

Externally, the rear garden includes a decked seating terrace leading onto a lawned garden with a patio area and garage. To the front, the property benefits from a paved driveway providing off street parking.

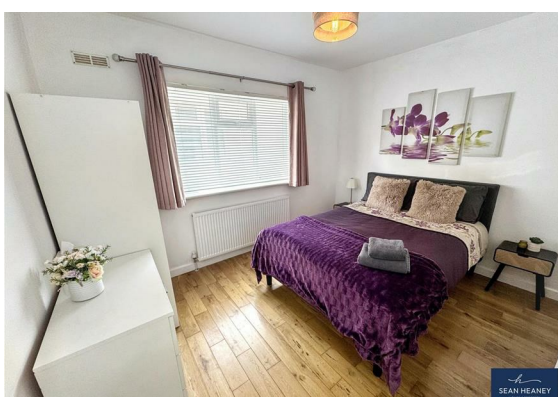
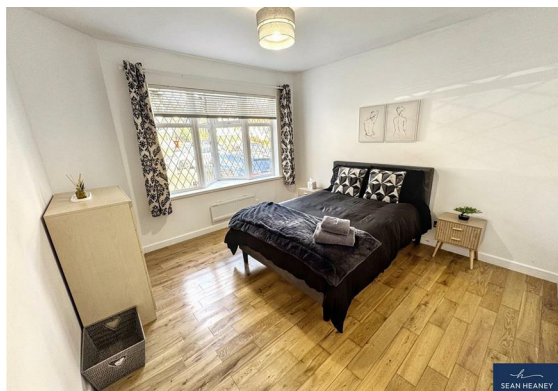
The home is conveniently located within easy reach of High Barnet tube station, offering direct access into London, as well as the High Street and The Spires Shopping Centre. New Barnet railway station (Kings Cross/Moorgate) is also nearby, with regular transport links connecting surrounding areas.

Barnet is well known for its highly regarded schools, including Foulds School, Christ Church Primary School, Queen Elizabeth's Girls' School, and Q.E. Boys.

EPC : D

BARNET COUNCIL TAX BAND : F

TENURE : Freehold





## GROUND FLOOR

Entrance Porch

Entrance Hallway

Front Reception

13'3 x 13'11 (4.04m x 4.24m)

Bedroom One

11'5 x 12'4 (3.48m x 3.76m)

Bedroom Two

9'7 x 11'4 (2.92m x 3.45m)

Ground Floor Bathroom

10'4 x 4'9 (3.15m x 1.45m)

Kitchen/Dining Room

24'7 x 19'0 (7.49m x 5.79m)

Day Room

10'4 x 9'2 (3.15m x 2.79m)

## FIRST FLOOR

Landing

Bedroom Three

13'5 x 8'4 (4.09m x 2.54m)

Bedroom Four

13'5 x 8'4 (4.09m x 2.54m)

First Floor Bathroom

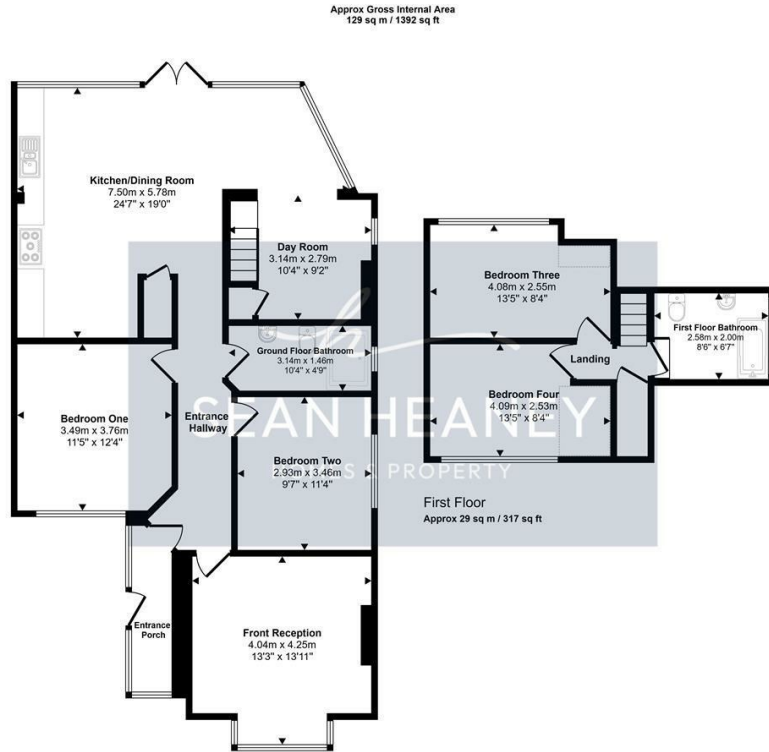
8'6 x 6'7 (2.59m x 2.01m)

## GARDEN

GARAGE

17'4" x 8'10" (5.30 x 2.71)

## Floor Plan



Ground Floor  
Approx 100 sq m / 1075 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## Viewing

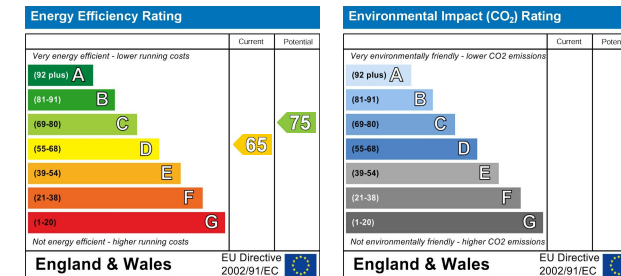
Please contact our Barnet Office on 020 8441 7173 if you wish to arrange a viewing appointment for this property or require further information.

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.
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## Area Map



## Energy Efficiency Graph



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