



**Calton Road**  
New Barnet, Barnet, EN5 1BY  
Guide Price £750,000



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A well-maintained and spacious SEMI-DETACHED FAMILY HOME, ideally located in a HIGHLY SOUGHT AFTER RESIDENTIAL NEIGHBOURHOOD.

Set over THREE FLOORS, the property offers bright and versatile living accommodation, consisting; welcoming entrance hall, three generous reception rooms, offering extensive through-room area, modern kitchen/diner complete with integrated appliances and a GUEST CLOAKROOM. The first & second floor provide FOUR BEDROOMS, TWO BATHROOMS (ONE EN-SUITE) and a STUDY.

The dwelling presents further SCOPE FOR IMPROVEMENT & RENOVATION, within a DESIRABLE LOCATION close to NEW BARNET MAINLINE (providing direct access to Kings Cross/Moorgate) and HIGH BARNET UNDERGROUND (Northern Line) within easy reach. A convenient short walk to cafes, restaurants, MANY LOCAL SHOPPING FACILITIES, GOOD & OUTSTANDING SCHOOLS, Parks and excellent transport links.

The residence enjoys a beautifully kept PRIVATE MATURE SOUTH FACING REAR GARDEN and benefits from an outbuilding, shed, and block paved frontage, for plenty of OFF-STREET PARKING.

EPC : D

BARNET COUNCIL TAX BAND : F

TENURE : Freehold







## GROUND FLOOR

### Entrance Hall

### Reception Room

16'1 x 11'5 (4.90m x 3.48m)

### Reception Room

12'5 x 10'4 (3.78m x 3.15m)

### Dining Room

14'2 x 9'6 (4.32m x 2.90m)

### Kitchen

20'4 x 6'10 (6.20m x 2.08m)

### Guest Cloakroom

## FIRST FLOOR

### Landing

### Bedroom Two

16'1 x 10'5 (4.90m x 3.18m)

### Bedroom Three

12'5 x 10'5 (3.78m x 3.18m)

### Bedroom Four

7'9 x 6'10 (2.36m x 2.08m)

### Family Bathroom

9'2 x 6'10 (2.79m x 2.08m)

## SECOND FLOOR

### Bedroom One

13'0 x 10'5 (3.96m x 3.18m)

### En Suite / Dressing Area

9'3 x 5'1 (2.82m x 1.55m)

### Study

11'2 x 4'11 (3.40m x 1.50m)

## GARDEN

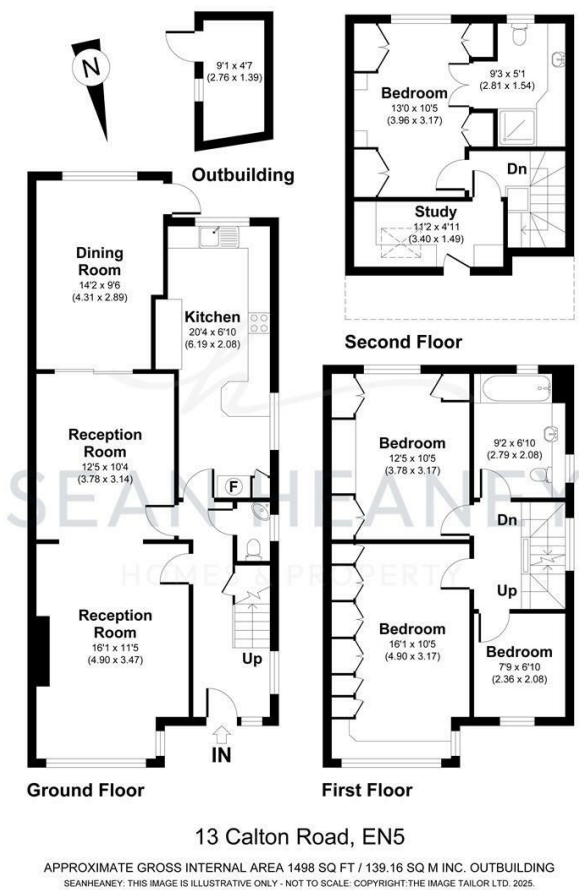
### OUTBUILDING

9'1 x 4'7 (2.77m x 1.40m)

### Shed



Floor Plan

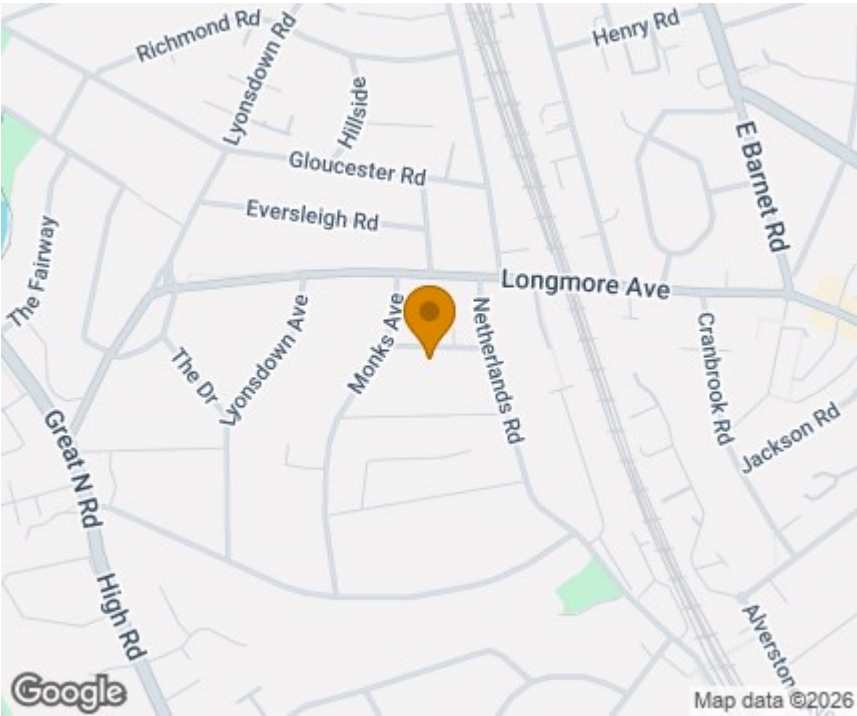


Viewing

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

