



Falkland Road
High Barnet, Barnet, EN5 4LG
Guide Price £745,000

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A stunning PERIOD FAMILY HOME located in a SOUGHT-AFTER RESIDENTIAL AREA of High Barnet and within easy reach of popular and well-regarded schools such as Foulds, Christchurch Primary, QE Girls Secondary and QE Boys Grammar.

The THREE BEDROOM residence is ideally positioned within a CENTRAL NEIGHBOURHOOD close to the High Street with its many local amenities, SHOPPING FACILITIES, cafes and restaurants.

Just a short distance from the TOWN CENTRE, and convenient for TRANSPORT LINKS, including High Barnet Underground (Northern Line), providing DIRECT ACCESS TO LONDON.

This attractive TERRACED VICTORIAN PROPERTY consists; hallway, front reception/lounge, dining room, elegant fitted kitchen, UTILITY CLOAKROOM, three bedrooms, and an impressive family bathroom.

The house benefits further from a beautiful bay-fronted approach, a private inner city garden, OUTBUILDING/GARDEN ROOM (currently used as an office), and has scope for further renovation (stpp) if desired.

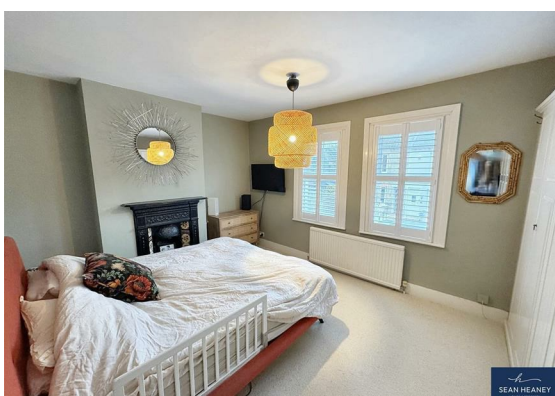
The chic dwelling presents versatile living space, with many ORIGINAL PERIOD FEATURES and has been tastefully refurbished to bring stylish accommodation throughout.

We would encourage early viewing.

EPC : D

BARNET COUNCIL TAX BAND : E

TENURE : Freehold





GROUND FLOOR

Hallway

Lounge/Front Reception
11'7 x 13'3 (3.53m x 4.04m)

Dining Room
12'0 x 12'5 (3.66m x 3.78m)

Kitchen
9'6 x 10'9 (2.90m x 3.28m)

Utility/Cloakroom
6'2 x 5'9 (1.88m x 1.75m)

FIRST FLOOR

Landing

Bedroom One
15'0 x 11'0 (4.57m x 3.35m)

Family Bathroom
9'3 x 5'5 (2.82m x 1.65m)

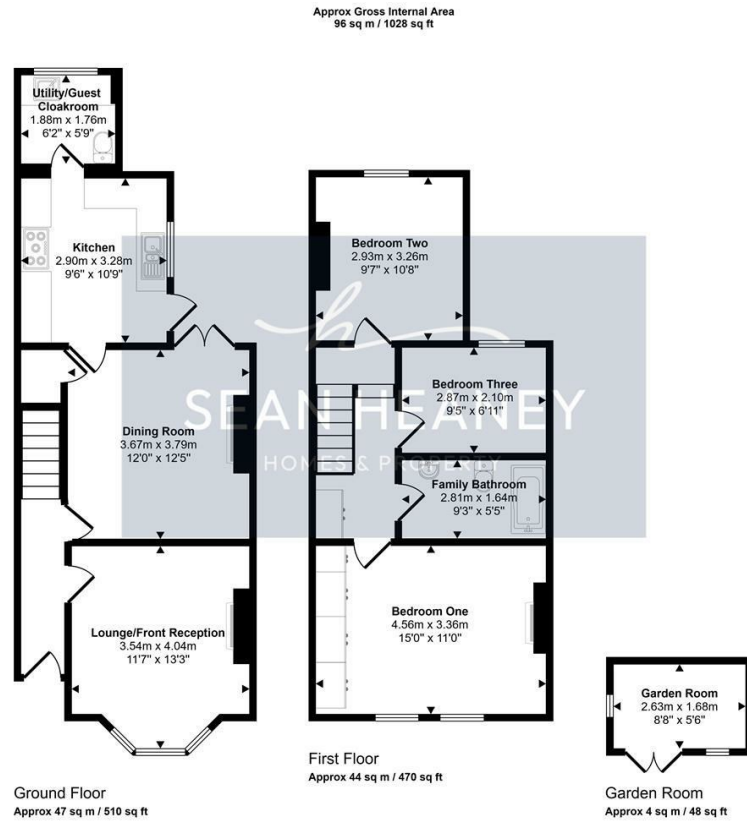
Bedroom Three
9'5 x 6'11 (2.87m x 2.11m)

Bedroom Two
9'7 x 10'8 (2.92m x 3.25m)

GARDEN ROOM
8'8 x 5'6 (2.64m x 1.68m)



Floor Plan



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

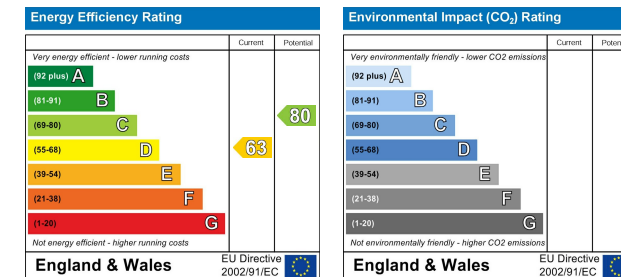
Please contact our Barnet Office on 020 8441 7173 if you wish to arrange a viewing appointment for this property or require further information.

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.
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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