



Great North Road
New Barnet, Barnet, EN5 1AT
Guide Price £765,000



Great North Road

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Situated in a highly sought-after location, this attractive four-bedroom property offers generous living space, superb potential to extend (subject to the necessary planning permissions), and excellent access to transport links and local shopping facilities.

In a prime residential setting within easy reach of both High Barnet and Totteridge & Whetstone underground stations and New Barnet mainline, this semi detached family home has been well maintained by the current owners.

Internally, the property comprises an extensive living reception room and galley kitchen both leading to the garden, contemporary guest cloakroom, four bedrooms and a modern family bathroom.

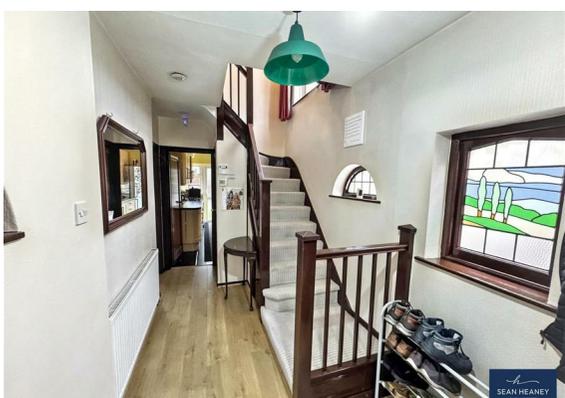
Set back from the road with an appealing approach, the home benefits from ample off-street parking and a secure storage garage. Side access leads to a well-proportioned paved garden with a feature lawn.

The property offers an excellent family home with well-regarded schools serving the local community.

EPC : D

BARNET COUNCIL TAX BAND : E

TENURE : Freehold





GROUND FLOOR

Entrance Hall

Reception Area

23'9 (into bay) x 11'10 (max) (7.24m (into bay) x 3.61m (max))

Guest Cloakroom

Kitchen

13'3 x 7'1 (4.04m x 2.16m)

SECOND FLOOR

Landing

Bedroom One

14'7 (max) x 11'7 (max) (4.45m (max) x 3.53m (max))

Bedroom Two

13'3 (max) x 10'2 (max) (4.04m (max) x 3.10m (max))

Bedroom Three

9'3 (max) x 7'0 (max) (2.82m (max) x 2.13m (max))

Bedroom Four

6'11 (max) x 6'9 (max) (2.11m (max) x 2.06m (max))

Family Bathroom

GARDEN

32'1 x 22'1 (approximately) (9.78m x 6.73m (approximately))

GARAGE

16'5 x 8'10 (5.00m x 2.69m)

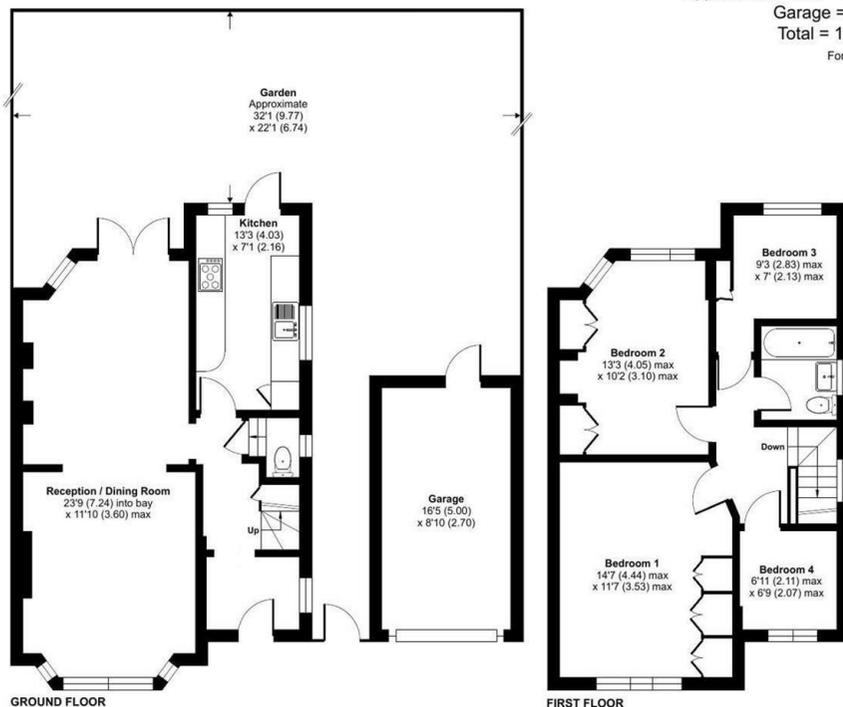


Floor Plan

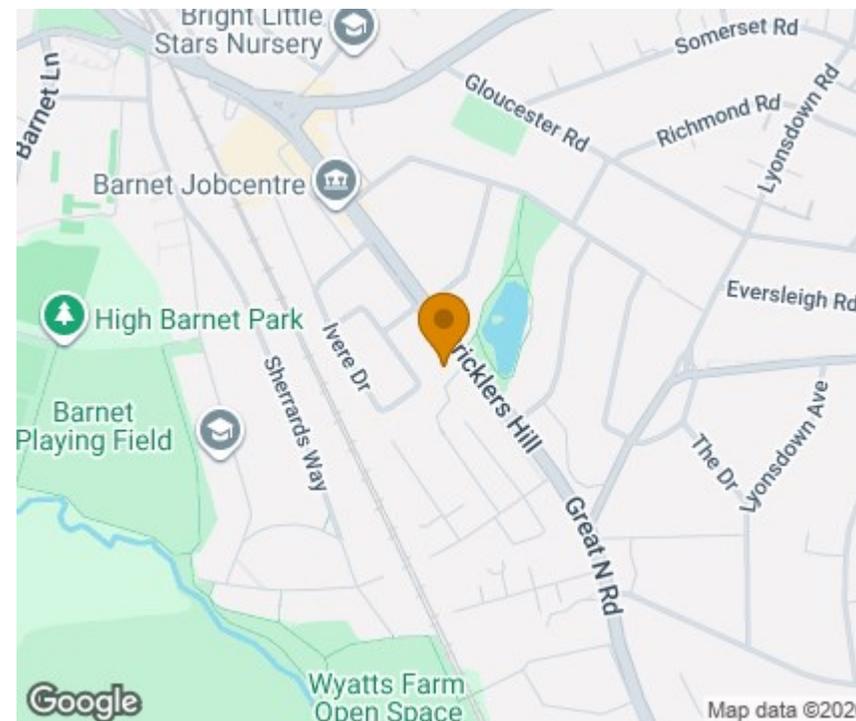
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Approximate Area = 1046 sq ft / 97.1 sq m
 Garage = 145 sq ft / 13.4 sq m
 Total = 1191 sq ft / 110.5 sq m

For identification only - Not to scale



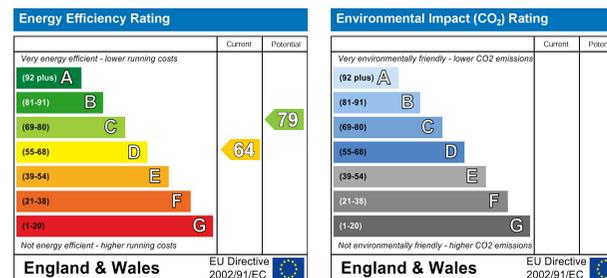
Area Map



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.

Energy Efficiency Graph



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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