



**Puller Road**  
High Barnet, Barnet, EN5 4HQ  
Guide Price £535,000



# Puller Road

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Situated within one of High Barnet's most sought-after residential turnings and within the highly regarded catchment areas for both Foulds and Christchurch Schools, this charming mid-terraced property presents an opportunity to create a beautiful family home.

The accommodation is arranged over three floors and comprises a snug entrance area, versatile living room, fitted kitchen leading to a private 100 ft west-facing rear garden, two well-proportioned double bedrooms and a contemporary first-floor bathroom.

Ideally positioned within easy reach of Barnet High Street and The Spires Shopping Centre with a wide selection of cafés, shops and leisure facilities nearby. The property is offered chain-free and enjoys excellent transport connections including High Barnet Underground Station (Northern Line).

EPC : D

BARNET COUNCIL TAX BAND : D

TENURE : Freehold





## GROUND FLOOR

### Snug Reception

8'10 x 7'5 (2.69m x 2.26m)

### Reception

8'11 x 13'11 (2.72m x 4.24m)

### Kitchen

4'8 x 15'11 (1.42m x 4.85m)

## FIRST FLOOR

### Landing

### Bedroom Two

8'10 x 12'11 (2.69m x 3.94m)

### Family Bathroom

8'9 x 7'1 (2.67m x 2.16m)

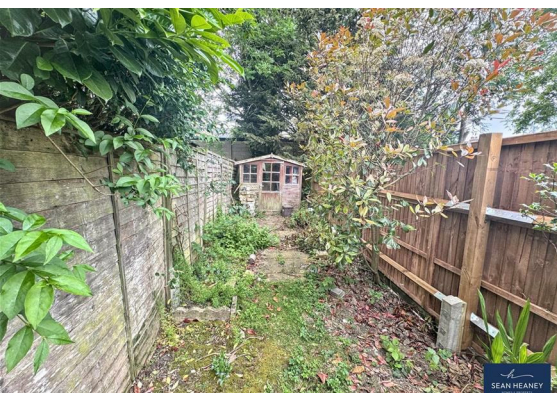
## SECOND FLOOR

### Bedroom One

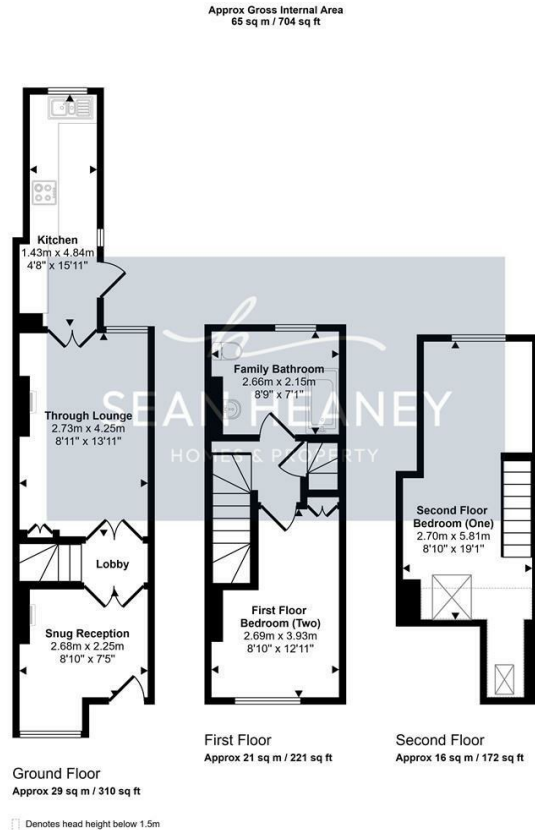
8'10 x 19'1 (2.69m x 5.82m)

### GARDEN

100' (approx) (30.48m (approx))



## 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

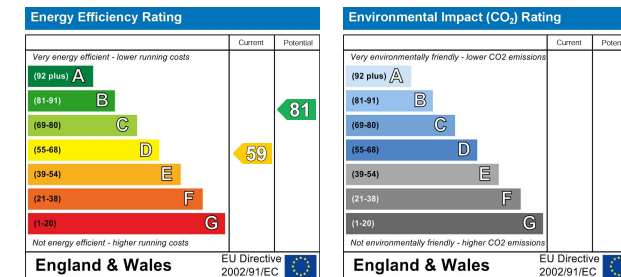
Please contact our Barnet Office on 020 8441 7173 if you wish to arrange a viewing appointment for this property or require further information.

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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.
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## Area Map



## Energy Efficiency Graph



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