



**The Croft**  
High Barnet, Barnet, EN5 2TN  
Guide Price £1,395,000

6 3 2

# The Croft

High Barnet, Barnet, EN5 2TN

A Beautifully Presented Victorian Family Home in a Prime High Barnet Location

Thoughtfully designed and stylishly decorated throughout, this exceptional Victorian family residence is situated on one of High Barnet's most sought-after roads. Occupying a peaceful cul-de-sac position, the property is just a five-minute level walk from Barnet town centre, outstanding local schools, Ravenscroft Park, and a wide range of amenities and transport links.

Extending to over 2,000 sq ft, the home offers contemporary living while retaining an abundance of charming original period features. Arranged over three floors, the impressive accommodation comprises two elegant reception rooms, a spacious kitchen/breakfast room, utility room and guest cloakroom.

The upper floors provide six bedrooms, including a luxurious principal suite with en-suite bathroom. One bedroom is currently arranged as a study, while another has been carefully designed as a dressing room with its own additional en-suite. Three further generously sized double bedrooms are complemented by a chic and spacious family bathroom.

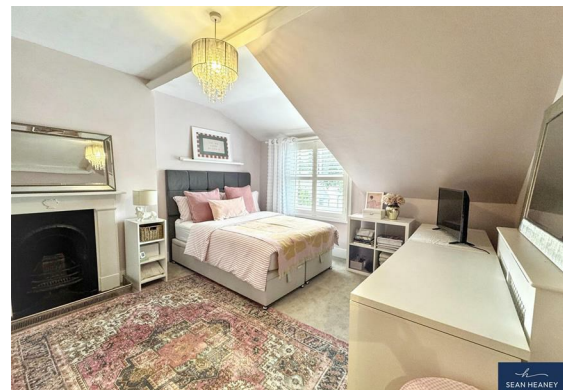
Externally, the property benefits from an attractive frontage with a well-maintained garden and driveway providing off-street parking. To the rear is a mature, secluded garden, beautifully landscaped to create a private and tranquil outdoor retreat. Two delightful garden outbuildings further enhance the versatility and appeal of this wonderful family home.

EPC : D

BARNET COUNCIL TAX BAND : G

TENURE : Freehold





## GROUND FLOOR

### Entrance Hall

### Front Reception

18'9 x 15'4 (5.72m x 4.67m)

### Rear Reception

12'7 x 16'2 (3.84m x 4.93m)

### Kitchen/Breakfast Room

11'4 x 18'2 (3.45m x 5.54m)

### Utility Room

4'0 x 6'6 (1.22m x 1.98m)

### Guest Cloakroom

## FIRST FLOOR

### First Floor Landing

### Study (Bedroom Six)

5'7 x 6'8 (1.70m x 2.03m)

### (Bedroom Five) Dressing Room

9'1 x 12'0 (2.77m x 3.66m)

### En-Suite

4'0 x 7'9 (1.22m x 2.36m)

### Bedroom Two

12'8 x 13'0 (3.86m x 3.96m)

### Principal Bedroom Suite

13'5 x 16'0 (4.09m x 4.88m)

### En-Suite

5'5 x 7'10 (1.65m x 2.39m)

## SECOND FLOOR

### Second Floor Landing

### Bedroom Three

12'8 x 13'3 (3.86m x 4.04m)

### Bedroom Four

11'6 x 12'10 (3.51m x 3.91m)

### Family Bathroom

7'1 x 9'4 (2.16m x 2.84m)



SEAN HEANEY  
HOMES & PROPERTY

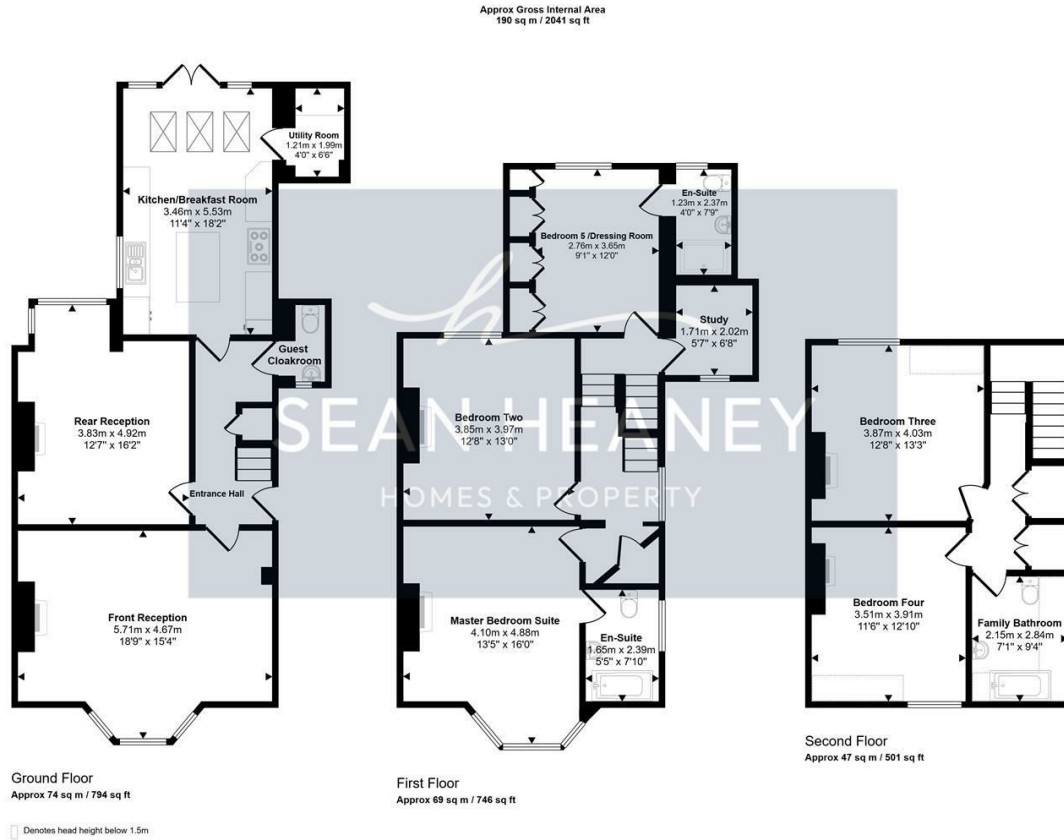
SEAN HEANEY  
HOMES & PROPERTY

SEAN HEANEY  
HOMES & PROPERTY

SEAN HEANEY  
HOMES & PROPERTY

SEAN HEANEY  
HOMES & PROPERTY

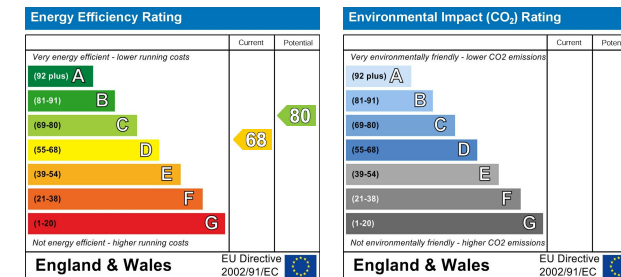
## Floor Plan



## Area Map



## Energy Efficiency Graph



## 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.

Highstone House, 165 High Street, Barnet, Hertfordshire, EN5 5SU

T: 020 8441 7173 E: sales@seanheaney.co.uk W: www.seanheaney.co.uk