



Willow Drive

Barnet, EN5 2LQ

Guide Price £720,000



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Three-Bedroom Family Home – Chain Free – Exclusive Cul-de-Sac Location

Offered chain free, this three-bedroom family home is ideally situated in a highly sought-after residential cul-de-sac, providing a quiet and desirable setting.

The property features a welcoming entrance hall, two reception rooms, and a conservatory overlooking a beautiful south-facing secluded garden. Additional benefits include a guest cloakroom, utility area, garage, and off-street parking.

While the home would benefit from some modernisation, it offers excellent potential for improvement and extension (STPP), making it an ideal opportunity for buyers looking to create an attractive family home, surrounded by local amenities and transport facilities.

* Early viewing is highly recommended *

EPC : F

BARNET COUNCIL TAX BAND : F

TENURE : Freehold





GROUND FLOOR

Entrance Porch

6'9 x 2'10 (2.06m x 0.86m)

Entrance Hall

8'0 x 18'10 (2.44m x 5.74m)

Guest Cloakroom

Front Reception (Built-in Cupboards)

10'0 x 18'3 (3.05m x 5.56m)

Dining Room/Rear Reception

10'7 x 15'3 (3.23m x 4.65m)

Kitchen

7'7 x 10'10 (2.31m x 3.30m)

Conservatory

15'10 x 6'8 (4.83m x 2.03m)

Utility Area

4'3 x 6'3 (1.30m x 1.91m)

GARAGE

7'9 x 19'11 (2.36m x 6.07m)

FIRST FLOOR

Landing

Bedroom One

11'10 x 19'2 (3.61m x 5.84m)

Bedroom Two (Built-in Wardrobes)

8'7 x 14'10 (2.62m x 4.52m)

Bedroom Three (Upstairs Kitchen)

7'8 x 10'10 (2.34m x 3.30m)

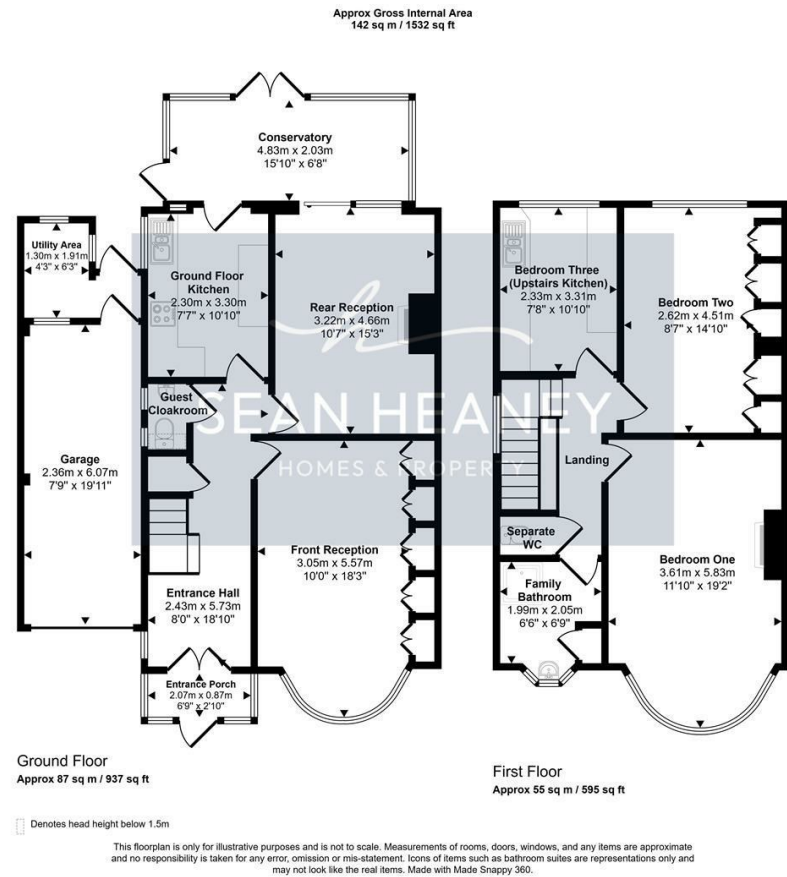
Family Bathroom

6'6 x 6'9 (1.98m x 2.06m)

Separate WC



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

