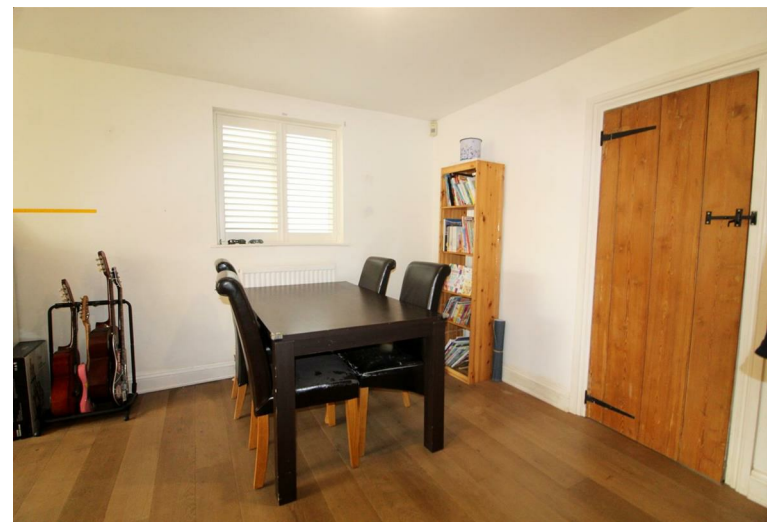




17 CALVERT ROAD, HIGH BARNET EN5 4HH

Asking Price £725,000 | Freehold

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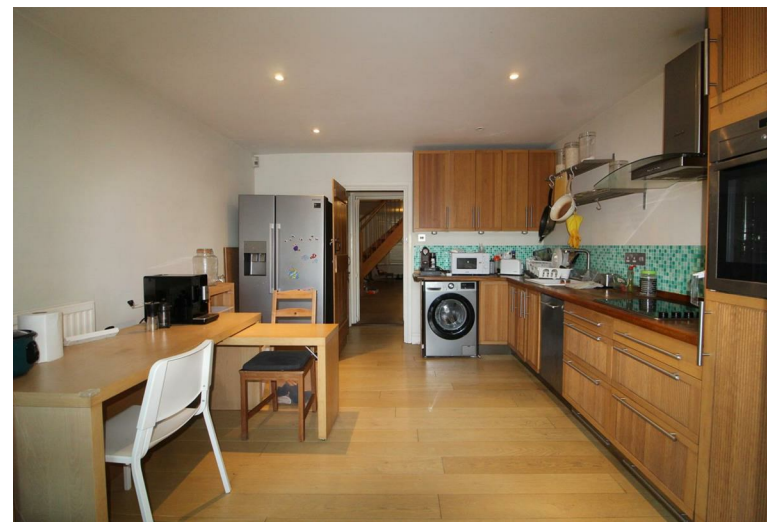


Property Overview

Backing directly onto greenbelt/grazing land, the views are simply stunning. This beautifully presented three bedroom detached cottage is generally regarded as one of the oldest properties in the area, having been built circa 1850 and is located in the heart of High Barnet, just a short walk away from all the amenities of Barnet town centre. The accommodation includes a 26ft reception room, beautiful conservatory, farmhouse style kitchen/breakfast room and a guest cloakroom. On the first floor there are three good sized bedrooms featuring solid wood walnut flooring and a contemporary bathroom.

One of the lovely features of this superb home is the 85ft rear garden which has a large wood decked terrace leading to a central lawn, flanked by a variety of mature shrubs and a brick built air raid shelter. There is also a paved side passage which has a timber built shed and gated door for front access.

The property is situated in Calvert Road, facing Sebright Road which is a turning off Alston Road and is therefore conveniently located for The Spires shopping centre, the multiple shopping facilities in High Street Barnet with its wide range of restaurants and cafes and High Barnet (Northern Line) underground station.





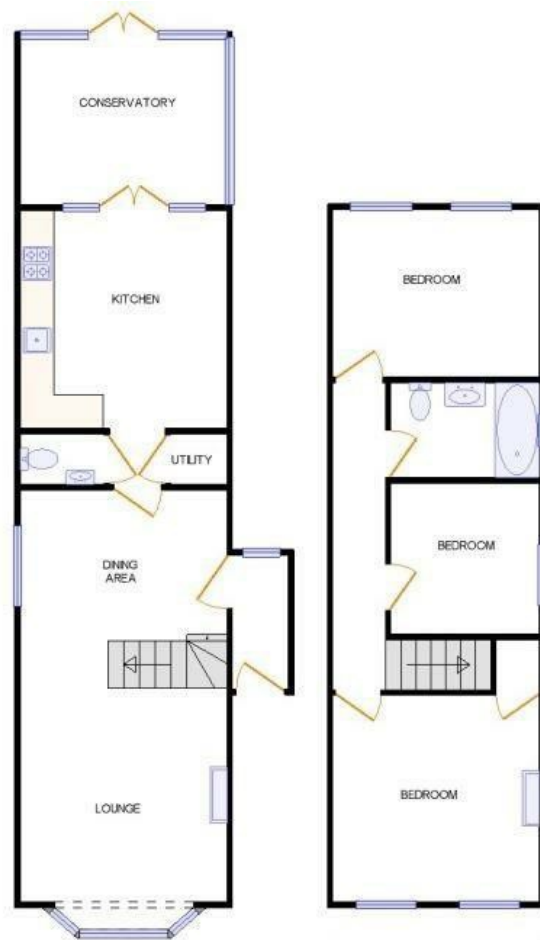
Property Features

- ENTRANCE HALL
- GUEST CLOAKROOM
- CONSERVATORY: 13'0" x 9'8"
- BEDROOM 1: 12'3" x 12'2"
- BEDROOM 3: 8'10" x 8'8"
- LIVING ROOM/STUDY: 26'2" x 12'2"
- KITCHEN/BREAKFAST RM: 13'4" x 11'10"
- STUNNING VIEWS
- BEDROOM 2: 12'0" x 10'5"
- BATHROOM: 8'6" x 5'3"

Agents Notes

Features also include a bespoke flying staircase, the conservatory has underfloor heating, the windows are part double glazed sash and part original sash, bedroom one has a deep walk in wardrobe, gas central heating (Ideal combination boiler), period style fireplaces and there is also a very pretty front garden.

EPC Rating: D
Council Tax band: D



Gross internal area: 60.0 m² (646.0 ft²)

Ground Floor

Gross internal area: 46.0 m² (494.7 ft²)

1st Floor

Total = 106.0 sq m 1140 sq ft



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Disclaimer: "These property particulars, including floor plans, are set out as a general outline only for guidance and DO NOT constitute any part of an offer or contract. Any purchaser or other must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are given as approximate, no survey or testing of appliances has been carried out. No employee of Andrew Ward Estate Agents has the authority to make or give any representation or warranty in respect of the property."

All enquiries and negotiations must be carried out through Andrew Ward Estate Agents.

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