



**Marriott Road**  
High Barnet, Barnet, EN5 4NJ  
Guide Price £1,200,000

# Marriott Road

High Barnet, Barnet, EN5 4NJ

BEAUTIFUL PERIOD HOME located in one of High Barnet's most SOUGHT AFTER TURNINGS within easy reach of BARNET TOWN CENTRE, LOCAL SHOPPING & TRANSPORT FACILITIES (inc. NORTHERN LINE UNDERGROUND) as well as GOOD & OUTSTANDING SCHOOLS. The accommodation includes an IMPRESSIVE ENTRANCE HALL, THREE RECEPTION ROOMS, kitchen/breakfast room, GUEST CLOAKROOM, FIVE BEDROOMS, family bathroom and PLENTY OF STORAGE SPACE. The property retains MANY ORIGINAL FEATURES and benefits from a SOUTHERLY ASPECT PRIVATE REAR GARDEN. This ATTRACTIVE FAMILY HOME offers MUCH SCOPE FOR RENOVATION and we would strongly encourage prompt viewing appointments.

EPC : E

BARNET COUNCIL TAX BAND : G

FREEHOLD

## GROUND FLOOR

### Hall

### Living Room

17'0" x 14'4" (5.18m x 4.37m)

### Drawing Room

13'10" x 11'8" (4.22m x 3.56m)

### Dining Room

11'6" x 10'7" (3.51m x 3.23m)





**Kitchen/Breakfast Room**  
15'1" x 10'7" (4.60m x 3.23m)

**Guest Cloakroom**  
4'1" x 5'3" (1.24m x 1.60m)

**Storage**

**FIRST FLOOR**

**Landing**



**Bedroom**  
10'10" x 9'1" (3.30m x 2.77m)

**Bedroom**  
17'0" x 12'5" (5.18m x 3.78m)

**Bedroom**  
13'10" x 12'5" (4.22m x 3.78m)

**Storage**

**Family Bathroom**  
9'11" x 7'0" (3.02m x 2.13m)



**Separate WC**  
5'4" x 2'11" (1.63m x 0.89m)

**SECOND FLOOR**

**Landing**

**Loft Storage**  
10'2" x 9'4" (3.10m x 2.84m)

**Bedroom**  
12'9" x 12'5" (3.89m x 3.78m)

**Bedroom**  
12'5" x 12'1" (3.78m x 3.68m)

**Loft Storage**  
10'2" x 8'7" (3.10m x 2.62m)



## Floor Plan

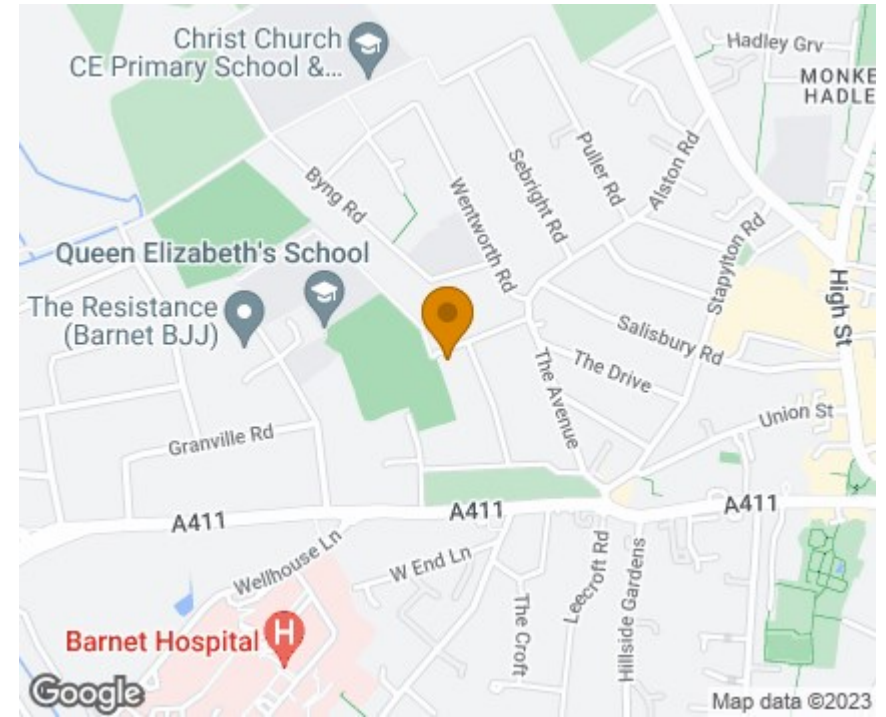


TOTAL FLOOR AREA: 183.2 sq.m. (1972 sq.ft.) approx.

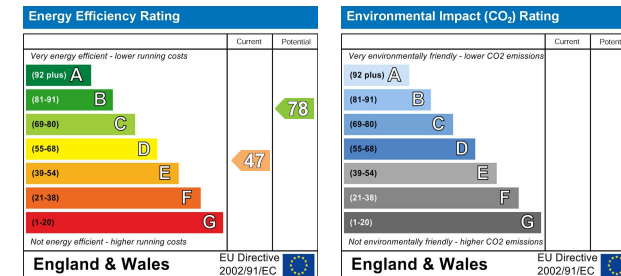
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 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.
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