



**York Road**

New Barnet, Barnet, EN5 1LJ

Offers In Excess Of £650,000



## York Road

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Arranged over three levels and offering well planned FAMILY LIVING SPACE, this FOUR BEDROOM TOWNHOUSE is based within a SOUGHT AFTER RESIDENTIAL LOCATION.

The mid terrace property is IDEALLY LOCATED FOR THE COMMUTER with NEW BARNET MAINLINE a short walk (providing direct access to Kings Cross/Moorgate) and HIGH BARNET UNDERGROUND (Northern Line) within easy reach. The location benefits further from cafes, restaurants, MANY LOCAL SHOPPING FACILITIES, GOOD & OUTSTANDING SCHOOLS, Parks and excellent transport links.

The residence provides MUCH SCOPE, with the potential to extend (stpp) existing living area with the present garage. Current accommodation comprises; a welcoming entrance through to the ground floor reception and kitchen breakfast room, leading out to EXTENSIVE REAR GARDEN. The first & second floor provide a bright and attractive generous reception/lounge, FOUR BEDROOMS and TWO BATHROOMS (1 EN-SUITE).

The home benefits further from a GUEST CLOAKROOM, storage shed, OFF STREET PARKING and GARAGE/WORKSHOP.

EPC : to follow

BARNET COUNCIL TAX BAND : F

TENURE : Freehold





## GROUND FLOOR

**Ground Reception/Dining Room**

16'8 x 8'10 (5.08m x 2.69m)

**Kitchen**

12'11 x 10'4 (3.94m x 3.15m)

**Guest Cloakroom**

**GARAGE**

19'11 x 7'6 (6.07m x 2.29m)

## FIRST FLOOR

**Reception Room**

16'8 x 16'5 (5.08m x 5.00m)

**Bedroom One**

10'10 x 10'8 (3.30m x 3.25m)

**En-Suite**

6'1 x 5'8 (1.85m x 1.73m)

## SECOND FLOOR

**Landing**

**Bedroom Two**

17'1 x 7'5 (5.21m x 2.26m)

**Bedroom Three**

11'0 x 7'11 (3.35m x 2.41m)

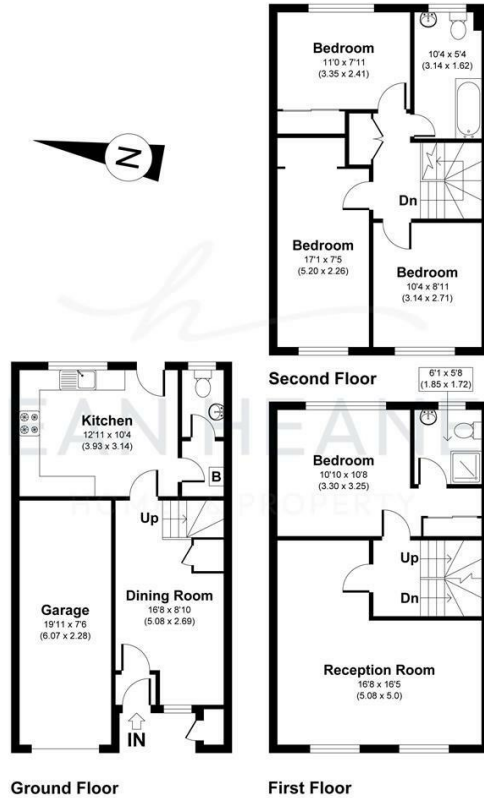
**Bedroom Four**

10'4 x 8'11 (3.15m x 2.72m)

**Bathroom**

10'4 x 5'4 (3.15m x 1.63m)

## Floor Plan



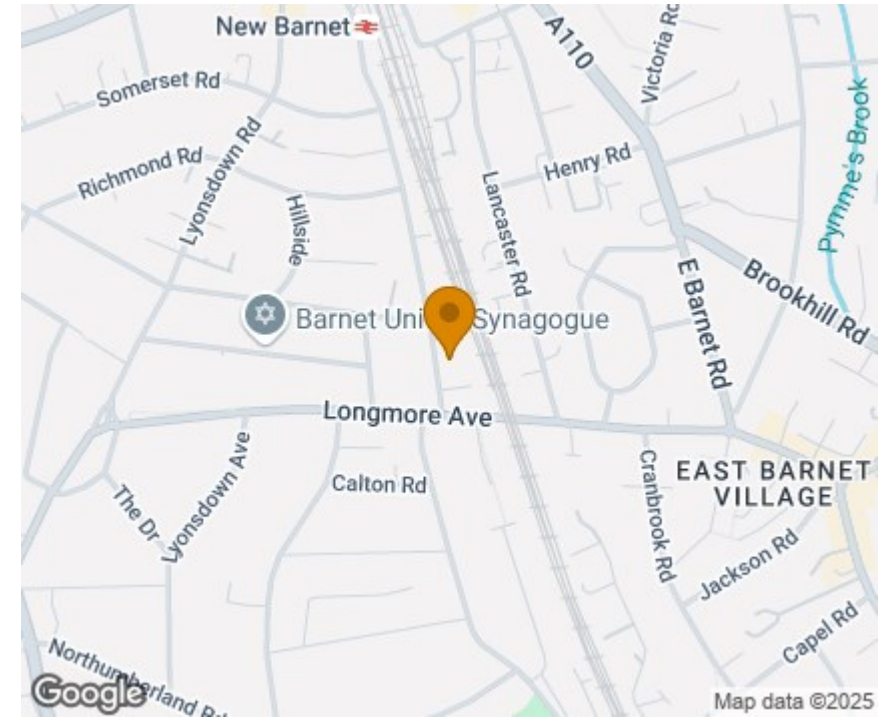
APPROXIMATE GROSS INTERNAL AREA 1392 SQ FT / 129.30 SQ M INC. GARAGE  
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## Viewing

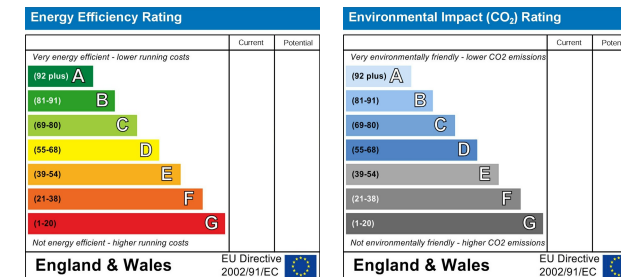
Please contact our Barnet Office on 020 8441 7173 if you wish to arrange a viewing appointment for this property or require further information.

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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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