

# Sean Heaney

HOMES & PROPERTY



**Milton Avenue**  
Barnet, EN5 2EU  
£635,000

Sean Heaney  
PROPERTY

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# Milton Avenue

Barnet, EN5 2EU

\* CHAIN FREE OPPORTUNITY \*

A very well presented and cared for BUNGALOW offering TWO BEDROOMS, bay fronted reception, MODERN KITCHEN & BATHROOM and GUEST CLOAKROOM. The property benefits from a GARAGE, driveway providing OFF STREET PARKING, double glazing and a beautifully maintained SOUTH WESTERLY FACING GARDEN. IDEALLY LOCATED for both BARNET HIGH STREET with multiple SHOPPING & TRANSPORT FACILITIES including HIGH BARNET UNDERGROUND. Property could benefit from updating.



EPC : D

## GROUND FLOOR

### Living Room

12'7" x 12'11" (3.84 x 3.95)

### Bedroom

11'2" x 9'0" (3.40m x 2.74m)

### Bedroom

11'2" x 11'10" (3.41 x 3.63)

### Kitchen

13'3" x 18'1" (4.05 x 5.52)

### Bathroom

### Guest Cloakroom

6'1" x 2'7" (1.87 x 0.79)

### Garage





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## Floor Plan

**Milton Avenue, EN5**  
Total Area: 64.2 sq metres / 691 sq ft



\*\*\*Please note: Whilst every attempt has been made to ensure the accuracy of our floor plans please note that measurements are approximate and no responsibility is taken for any error, omission or misstatement. The floor plans we produce are for representation purposes only and should be used as such by any prospective purchaser. No guarantee is given on the total square footage of the property if quoted on our plans. Any figure given is for initial guidance only and should not be relied on as a basis for valuation purposes.\*\*\*

## Viewing

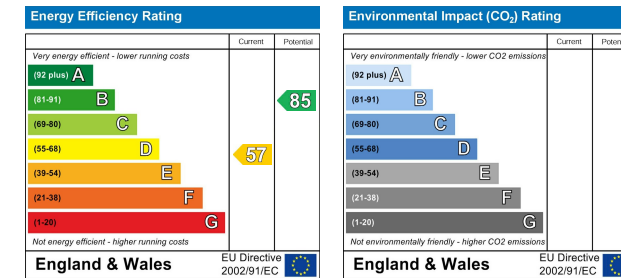
Please contact our Barnet Office on 020 8441 7173 if you wish to arrange a viewing appointment for this property or require further information.

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



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

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