



## Southfield

Barnet, EN5 2AT

Offers Over £645,000

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This beautifully renovated THREE-BEDROOM SEMI-DETACHED property creates the perfect modern home for couples and families alike. Situated in a PEACEFUL CUL-DE-SAC location, close to open fields and with a SIZABLE PRIVATE GARDEN, the extended house combines outdoor living with the comfort of a contemporary household.

Boasting an EXTENSIVE ENTERTAINING/LIVING SPACE, with open-plan kitchen/breakfast room spanning out to patio & lawned area, and the additional benefit of a separate 'cosy' reception room with attractive fireplace, the property has been thoughtfully designed for a family lifestyle.

The neutral décor creates a feeling of space & light throughout and the accommodation comprises; welcoming entrance, front reception, kitchen/breakfast room, UTILITY, GUEST CLOAKROOM, large landing area, THREE DOUBLE BEDROOMS and TWO BATHROOMS (one EN-SUITE).

The well presented residence benefits further from OFF-STREET PARKING, integrated kitchen appliances, window shutters and loft conversion.

A family-friendly, tranquil setting, with easy access to local amenities. Viewing strictly by appointment.

EPC : C

BARNET COUNCIL TAX BAND : D

Tenure : Freehold





## GROUND FLOOR

**Entrance Hallway**

**Reception Room**  
14'3 x 10'4 (4.34m x 3.15m)

**Kitchen/Breakfast Room**  
22'4 x 17'9 (6.81m x 5.41m)

**Utility/Guest Cloakroom**  
9'2 x 4'2 (2.79m x 1.27m)

## FIRST FLOOR

**Large Landing Area**

**Bedroom**  
11'0 x 10'4 (3.35m x 3.15m)

**Bedroom**  
10'4 x 9'8 (3.15m x 2.95m)

**Family Bathroom**  
8'0 x 5'8 (2.44m x 1.73m)

## SECOND FLOOR

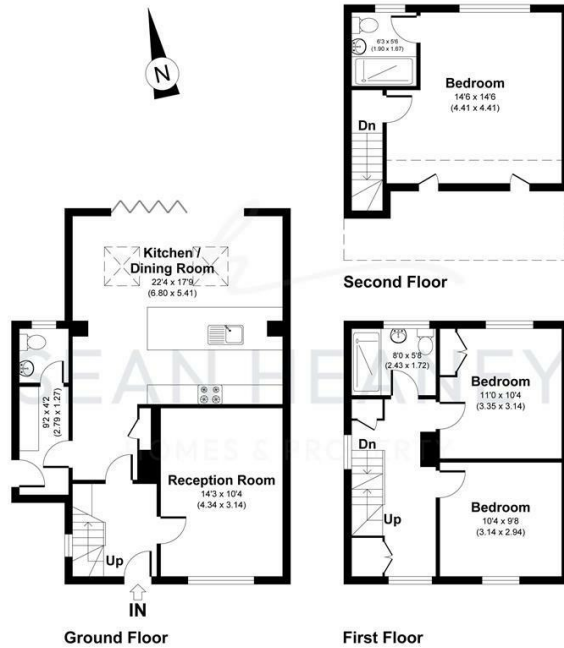
**Bedroom**  
14'6 x 14'6 (4.42m x 4.42m)

**En-Suite**  
6'3 x 5'6 (1.91m x 1.68m)

## GARDEN



## Floor Plan



Southfields, EN5

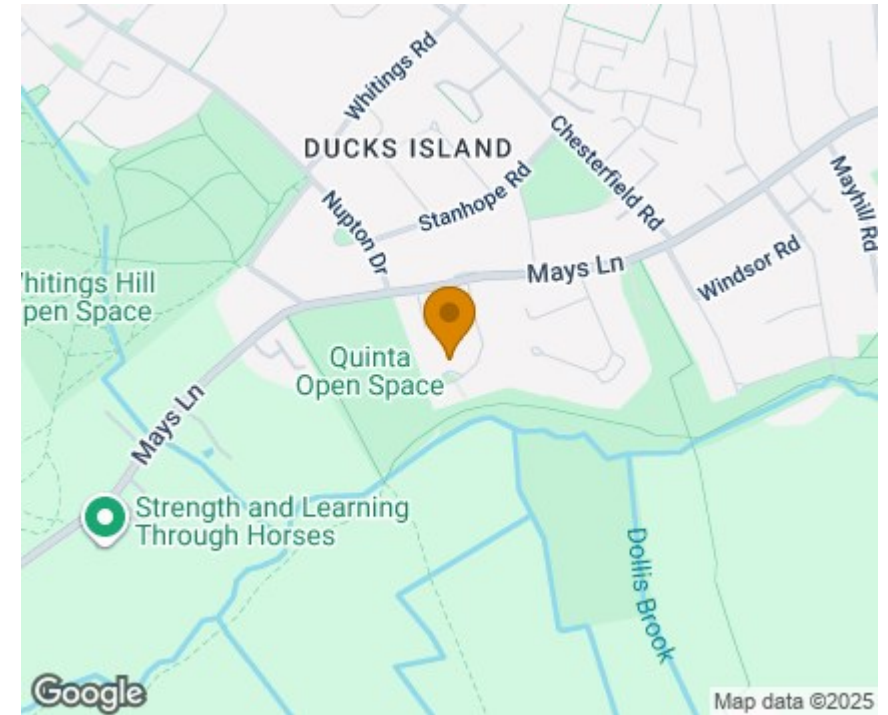
APPROXIMATE GROSS INTERNAL AREA 1239 SQ FT / 115.12 SQ M  
SEAN HEANEY. THIS IMAGE IS ILLUSTRATIVE ONLY - NOT TO SCALE. COPYRIGHT: THE IMAGE TAILOR LTD. 2025.

## Viewing

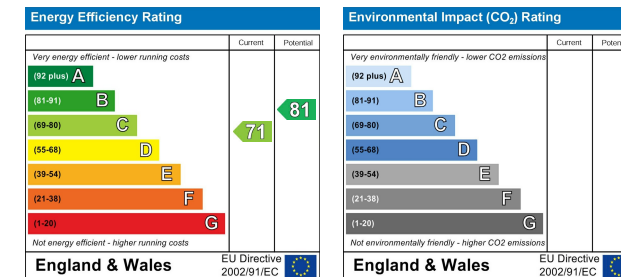
Please contact our Barnet Office on 020 8441 7173 if you wish to arrange a viewing appointment for this property or require further information.

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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.
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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## Area Map



## Energy Efficiency Graph



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