



## Milton Avenue

Barnet, EN5 2EU

Offers In Excess Of £600,000



**Milton Avenue**  
Barnet, EN5 2EU

\* CHAIN FREE OPPORTUNITY \*

SEMI DETACHED BUNGALOW situated in this highly regarded residential avenue within WALKING DISTANCE OF HIGH BARNET UNDERGROUND as well as being close to the TOWN CENTRE with it's multiple shopping, transport and leisure facilities. Sought after local schools are also close by, including St Catherine's Primary and QE Girls.

The property is offered for sale with no upward chain, and offers TREMENDOUS SCOPE for extension (subject to planning permission). The seemingly spacious accommodation currently consists of TWO DOUBLE BEDROOMS, family bathroom, an open plan lounge/dining room and kitchen opening out to ATTRACTIVE PRIVATE REAR GARDEN.

The residence benefits further from a shared driveway providing OFF STREET PARKING and is IDEALLY LOCATED for both BARNET HIGH STREET and the NORTHERN LINE UNDERGROUND providing direct access to London.

EPC : to follow

BARNET COUNCIL TAX BAND : E

TENURE : Freehold





## GROUND FLOOR

### Hallway

### Lounge/Reception

10'3 x 25'6 (3.12m x 7.77m)

### Kitchen

8'8 x 10'4 (2.64m x 3.15m)

### Bedroom One

13'8 x 14'4 (4.17m x 4.37m)

### Bedroom Two

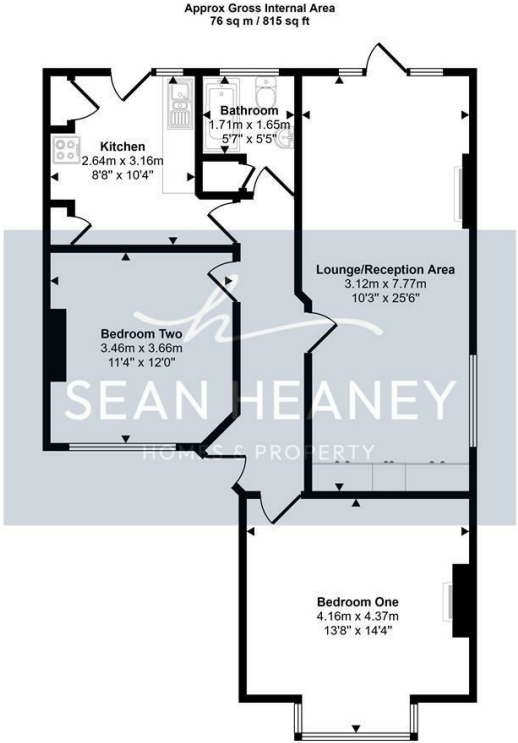
11'4 x 12'0 (3.45m x 3.66m)

### Bathroom

5'7 x 5'5 (1.70m x 1.65m)



Floor Plan



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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

