



**Granville Road**

High Barnet, Barnet, EN5 4DS

£1,375,000

## Granville Road

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STUNNING SEMI DETACHED FAMILY HOME. A beautiful 4 BEDROOM CHARACTER PROPERTY in this HIGHLY SOUGHT AFTER LOCATION, situated in a popular residential turning within WALKING DISTANCE OF BARNET TOWN CENTRE, outstanding schools and transport facilities including the NORTHERN LINE UNDERGROUND. The property has maintained ORIGINAL FEATURES and is arranged over 3 levels. The ground floor offers EXTENSIVE VERSATILE ACCOMODATION, combining the beauty of period and modern living; a through living/dining room, fully fitted KITCHEN/BREAKFAST ROOM, sun room with BI-FOLD DOORS leading to a mature, private SOUTHERLY ASPECT GARDEN, UTILITY ROOM and GUEST CLOAKROOM. The property has 2 further levels offering 4 good sized bedrooms, 2 bathrooms and an OFFICE. This attractive, desirable property also benefits from OFF STREET PARKING, 2 outdoor patio areas and contemporary modernisation preserving many period features.

Viewing is strongly advised.

EPC : E

### GROUND FLOOR

#### Hallway

5'5 x 26' (1.65m x 7.92m)





**Living Room**  
12'10 x 15'11 (3.91m x 4.85m)

**Dining Room**  
12'2 x 13' (3.71m x 3.96m)

**Breakfast Room**  
11'11 x 11'5 (3.63m x 3.48m)

**Kitchen**  
11'11 x 10'2 (3.63m x 3.10m)



**Sun Room**  
16'4 x 12'2 (4.98m x 3.71m)

**Utility Room**  
7'2 x 8'4 (2.18m x 2.54m)

**Guest Cloakroom**  
4'11 x 3'10 (1.50m x 1.17m)

**FIRST FLOOR**

**Landing**  
5'5 x 24'7 (1.65m x 7.49m)

**Bedroom 1**  
17'6 x 16'4 (5.33m x 4.98m)

**Bedroom 2**  
12'2 x 11'11 (3.71m x 3.63m)

**Office**  
6'6 x 5'10 (1.98m x 1.78m)

**Bathroom**  
8'9 x 6'10 (2.67m x 2.08m)

**Bedroom 3**  
11'11 x 9'2 (3.63m x 2.79m)

**SECOND FLOOR**

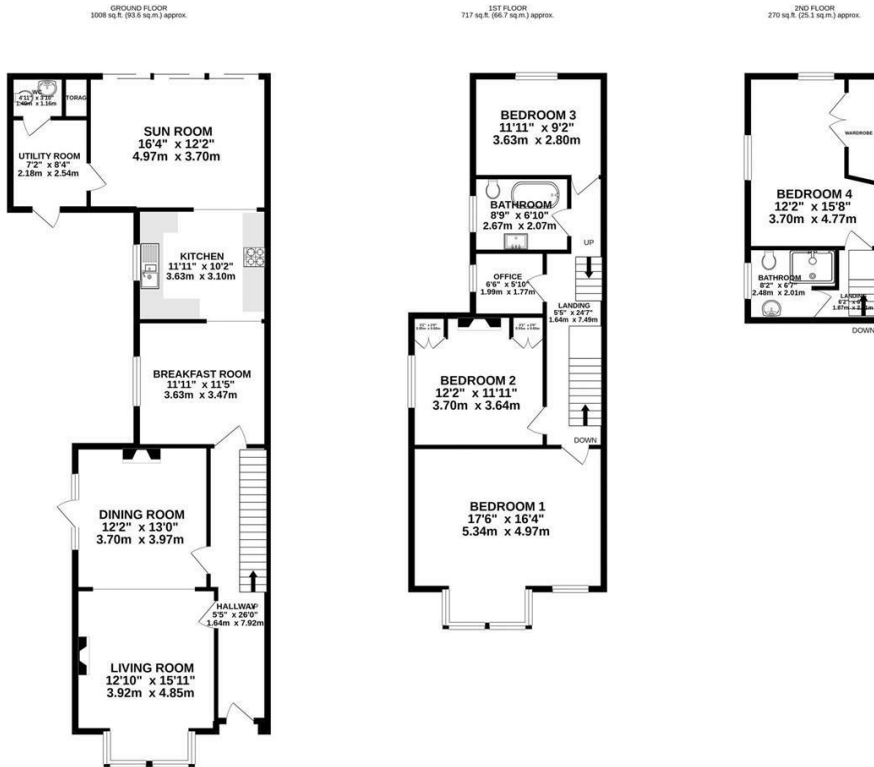
**Landing**

**Bedroom 4**  
12'2 x 15'8 (3.71m x 4.78m)

**Bathroom**  
8'2 x 6'7 (2.49m x 2.01m)



## Floor Plan



TOTAL FLOOR AREA: 1995 sq.ft. (185.4 sq.m.) 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. Made with Metrepx ©2023



## Viewing

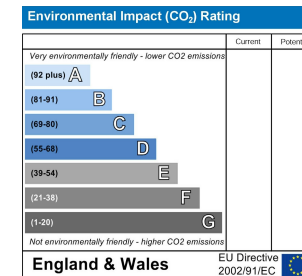
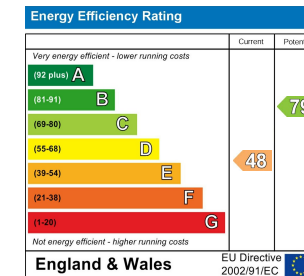
Please contact our Barnet Office on 020 8441 7173 if you wish to arrange a viewing appointment for this property or require further information.

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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