

# Sean Heaney

HOMES & PROPERTY



**Milton Avenue**

High Barnet, Barnet, EN5 2EU

Guide Price £875,000



# Milton Avenue

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A stunningly renovated and extended four-bedroom home, recently modernised to an exceptional specification throughout. The property features high ceilings, fresh contemporary décor, luxury wood and deluxe carpet flooring, and underfloor heating throughout.

Situated on a highly regarded residential avenue within walking distance of High Barnet Underground and the town centre, the home benefits from easy access to a wide range of shopping, transport and leisure facilities. Highly sought-after local schools are also nearby, including St Catherine's Primary School and QE Girls.

Offered for sale with no onward chain, the bright and spacious accommodation extends to approximately 1,400 sq ft. The ground floor includes a welcoming entrance hallway, a large and stylish guest cloakroom, and an impressive kitchen/breakfast room with integrated high-end appliances. This superb space provides extensive family living, with attractive bi-fold doors opening onto a beautifully manicured, mature rear garden approximately 68 ft.

The property further benefits from a detached garage accessed via a shared driveway, off-street parking, a separate utility area, a brand-new boiler, extensive storage, and two bathrooms (including an en-suite).

Currently arranged as four bedrooms, the home offers versatile accommodation with potential to reconfigure the layout if desired.

EPC : to follow

BARNET COUNCIL TAX BAND : E

TENURE : Freehold





## GROUND FLOOR

Entrance Hallway

**Front Bedroom One**  
12'5 x 12'2 (3.78m x 3.71m)

**En-Suite**  
7'7 x 4'8 (2.31m x 1.42m)

**Front Bedroom Two**  
9'10 x 11'7 (3.00m x 3.53m)

**Guest Cloakroom**  
7'5 x 4'5 (2.26m x 1.35m)

**Kitchen/Breakfast/Reception Room**  
23'5 x 20'8 (7.14m x 6.30m)

**Utility Room**  
10'4 x 5'5 (3.15m x 1.65m)

Understairs Cupboard Storage

## FIRST FLOOR

Landing

**Bedroom Three**  
11'10 x 8'9 (3.61m x 2.67m)

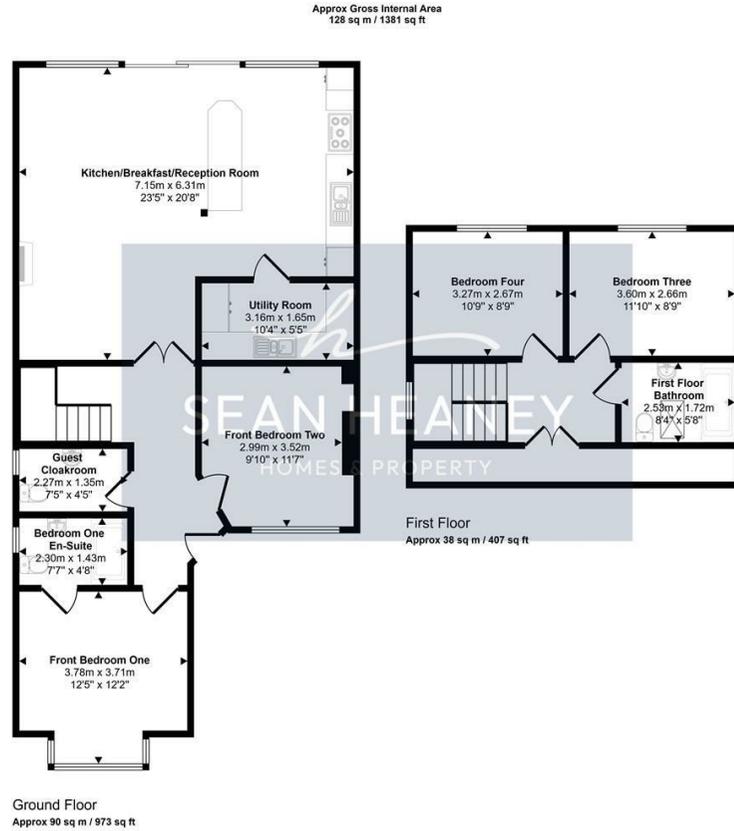
**Bedroom Four**  
10'9 x 8'9 (3.28m x 2.67m)

**Family Bathroom**  
8'4 x 5'8 (2.54m x 1.73m)

Eave Storage



## Floor Plan



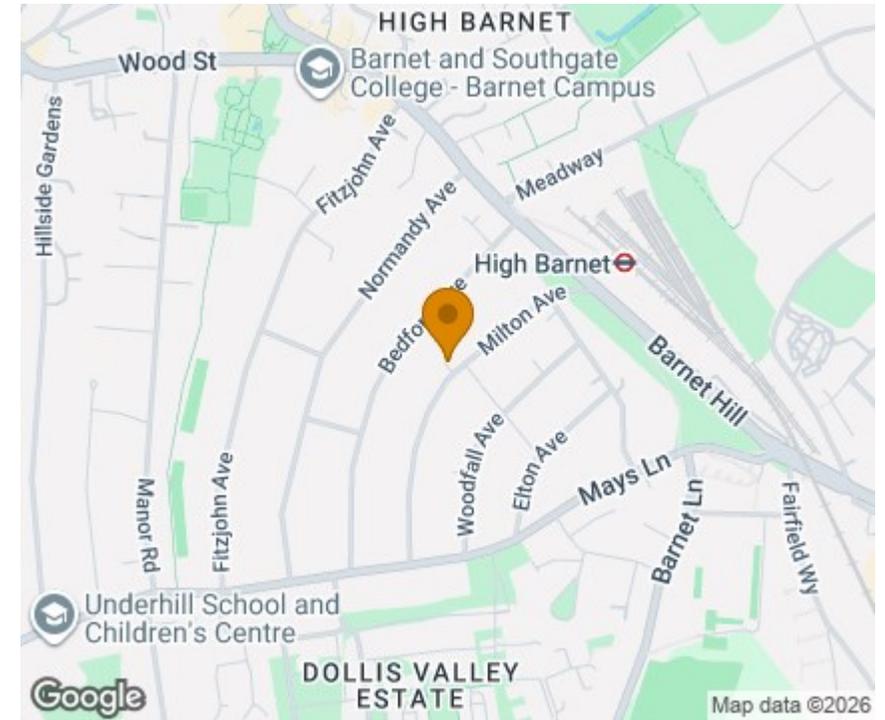
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

## Viewing

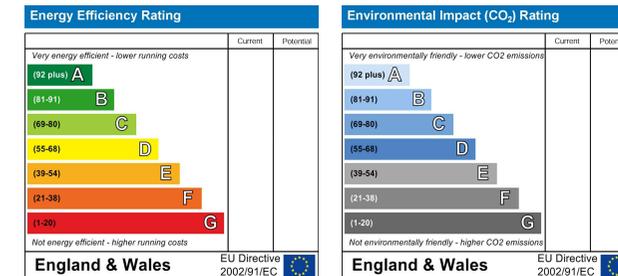
Please contact our Barnet Office on 020 8441 7173 if you wish to arrange a viewing appointment for this property or require further information.

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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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