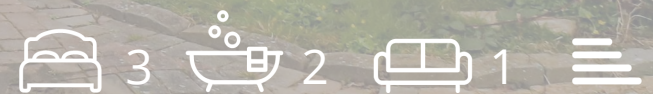




Southfield

Barnet, EN5 2AT

Offers Over £645,000



Southfield

Barnet, EN5 2AT

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 : to follow

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)

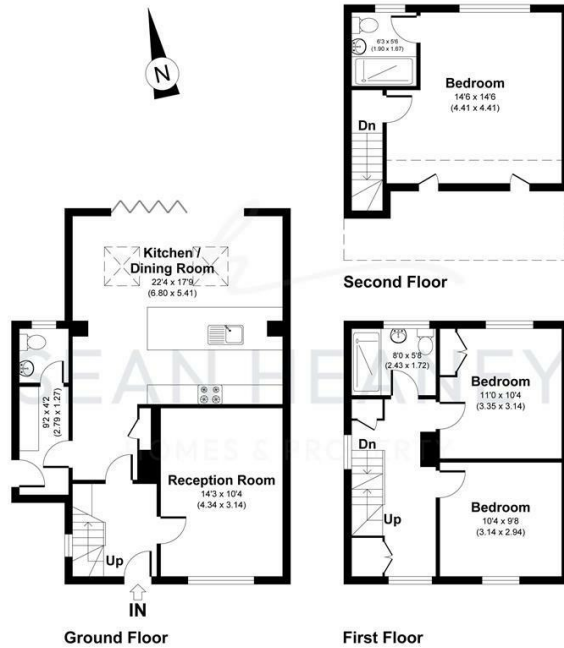
SECOND FLOOR

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

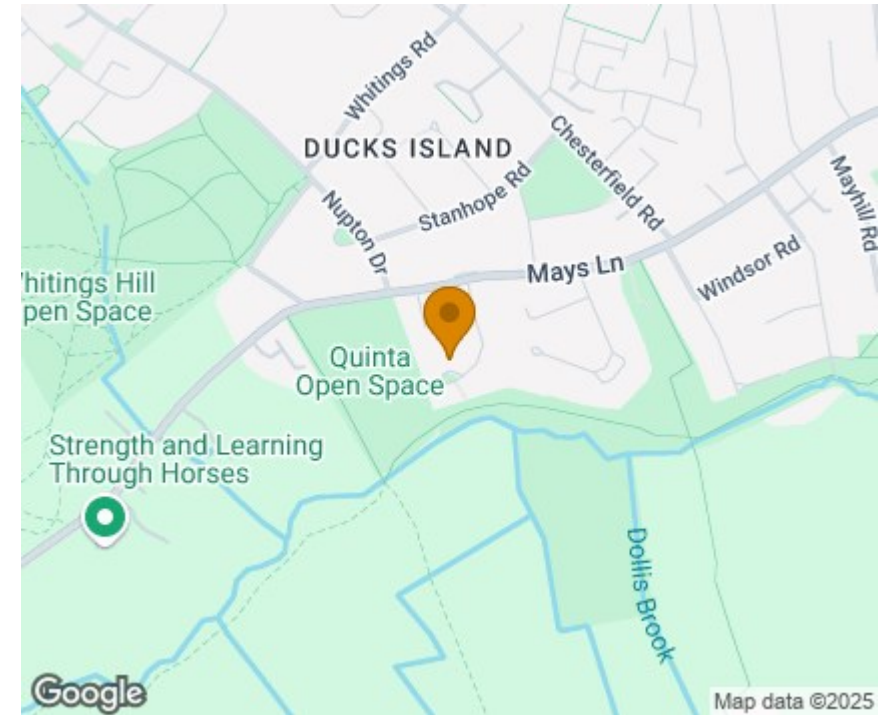
APPROXIMATE GROSS INTERNAL AREA 1239 SQ FT / 115.12 SQ M
SEANHEANEY: THIS IMAGE IS ILLUSTRATIVE ONLY - NOT TO SCALE. COPYRIGHT: THE IMAGE TAILOR LTD. 2025.

Viewing

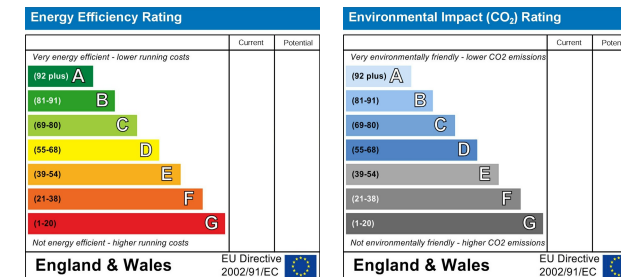
Please contact our Barnet Office on 020 8441 7173 if you wish to arrange a viewing appointment for this property or require further information.

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



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