The Avenue

High Barnet, Barnet, EN5 4EN

Guide Price £1,495,000

6 2 3 E

The Avenue

High Barnet, Barnet, EN5 4EN

* CHAIN FREE *
A beautiful EDWARDIAN DOUBLE FRONTED HOME in this sought after turning within easy reach of BARNET TOWN CENTRE, local shopping, cafes, restaurants & TRANSPORT FACILITIES (inc. NORTHERN LINE UNDERGROUND) as well as GOOD & OUTSTANDING SCHOOLS.

The property retains MANY PERIOD FEATURES, imposing high ceilings and offers spacious accommodation over three floors, presenting VERSATILE FAMILY LIVING. An impressive THREE RECEPTION ROOMS, kitchen/breakfast room, UTILITY ROOM, GUEST CLOAKROOM, SIX BEDROOMS and TWO FAMILY BATHROOMS.

The SUBSTANTIAL RESIDENCE benefits further from OFF STREET PARKING in this CENTRAL LOCATION, a SOUTH WESTERLY ASPECT PRIVATE GARDEN, York Stone TERRACE, a storage CELLAR and additional SCOPE FOR RENOVATION (STPP).

EPC : E

BARNET COUNCIL TAX BAND : G

FREEHOLD

GROUND FLOOR

Hallway

Reception Room 1
13'5" x 12'4" (4.10 x 3.78)

Reception Room 2
16'2" x 15'1" (4.94 x 4.61)

Reception Room 3
17'9" x 13'7" (5.43 x 4.15)

Kitchen
22'3" x 18'3" (6.79 x 5.58)

Utility
8'0" x 7'0" (2.46 x 2.15)

Guest Cloakroom
7'0" x 2'7" (2.15 x 0.79)

CELLAR
17'4" x 7'9" (5.30 x 2.38)

FIRST FLOOR

Landing

Family Bathroom
10'8" x 7'0" (3.26 x 2.15)

Bedroom 1
16'7" x 15'5" (5.06 x 4.72)

Bedroom 2
15'1" x 13'7" (4.60 x 4.15)

Bedroom 3
16'4" x 10'9" (5.00 x 3.29)

Bedroom 4
11'2" x 10'8" (3.42 x 3.26)

SECOND FLOOR

Landing

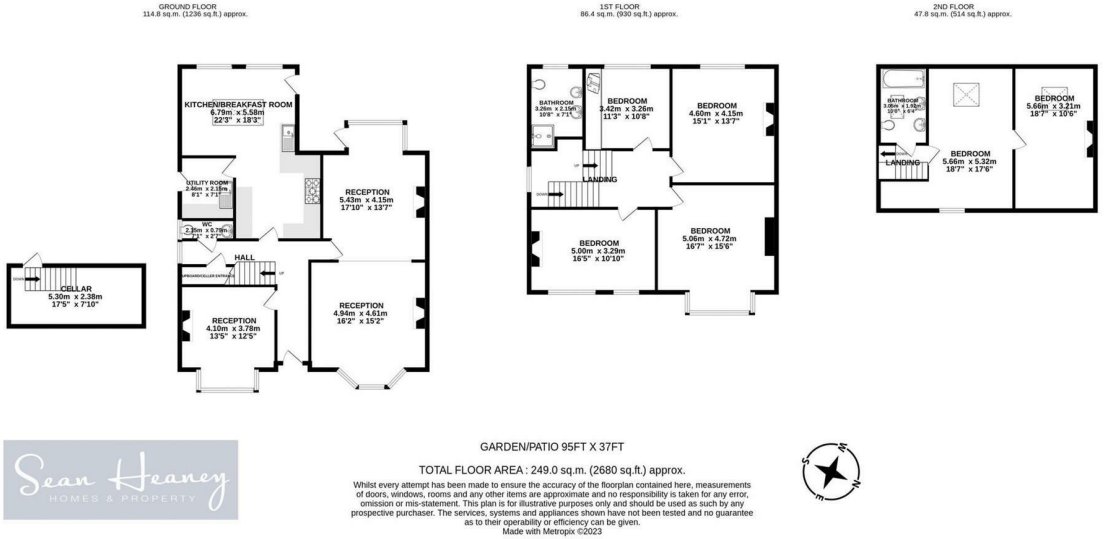
Bedroom 5
18'6" x 17'5" (5.66 x 5.32)

Bedroom 6
18'6" x 10'6" (5.66 x 3.21)

Bathroom
10'0" x 6'3" (3.05 x 1.92)

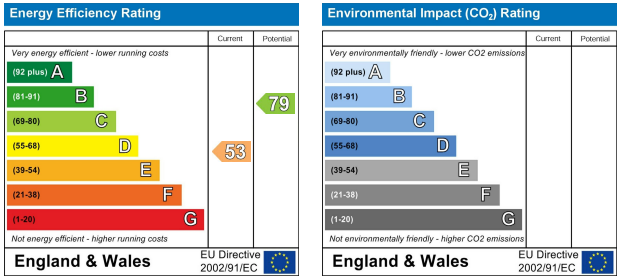
GARDEN
95' x 37' (28.96m x 11.28m)

Floor Plan



Area Map

Energy Efficiency Graph



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.

Highstone House, 165 High Street, Barnet, Hertfordshire, EN5 5SU

T: 020 8441 7173 E: sales@seanheaney.co.uk W: www.seanheaney.co.uk