



West End Lane
High Barnet, Barnet, EN5 2SA
£495,000

West End Lane

High Barnet, Barnet, EN5 2SA

A beautifully presented 2 double bedroom terraced period home situated in this ever popular, quiet residential turning within walking distance of High Barnet town centre as well as sought after local schools and transport facilities including the Northern Line underground. The property, to the ground floor, has an entrance vestibule, a downstairs WC and an open plan lounge/ dining room which leads into a spacious fully fitted kitchen. To the first floor, there are 2 generous double bedrooms and a family bathroom. The mature rear garden is approx. 50ft in depth. Viewing is strongly advised.



Entrance Vestibule

Lounge/ Dining Room

22'10" x 11'10" (6.96 x 3.63)

Kitchen/ Breakfast Room

12'4" x 10'11" (3.76 x 3.33)

Downstairs WC

Landing

Bedroom 1

13'6" x 12'2" (4.14 x 3.71)

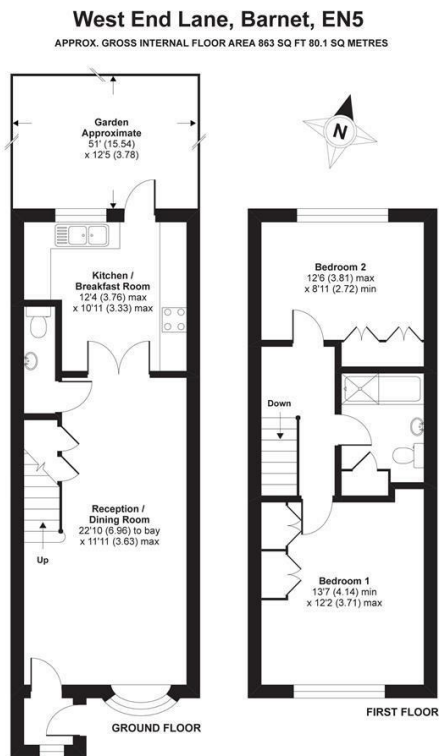




- Bedroom 2**
12'5" x 8'11" (3.81 x 2.72)
- Family Bathroom**
- Rear Garden**
50'11" x 12'4" (15.54 x 3.78)
- Double Glazing**
- Gas Central Heating**
- Close to Town Centre**



Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Copyright nichecom.co.uk 2019 Produced for Sean Heaney Homes & Property REF : 461599

Viewing

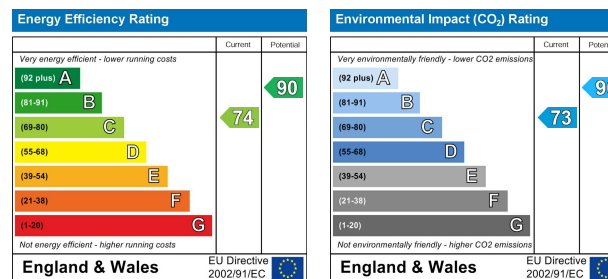
Please contact our Barnet Office on 0208 441 7173 if you wish to arrange a viewing appointment for this property or require further information.

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

T: 0208 441 7173 E: sales@seanheaney.co.uk W: www.seanheaney.co.uk