

Sean Heaney

HOMES & PROPERTY



Puller Road

High Barnet, Barnet, EN5 4HG

Guide Price £775,000



OPEN DAY SATURDAY 6 JANUARY 2024
Strictly by appointment only

This **DECEPTIVELY SPACIOUS** family home has been **STYLISHLY REFURBISHED** by the current owner and offers well planned **LUXURIOUS LIVING**.

The three storey property has been thoughtfully extended offering a welcoming entrance hall, impressive open plan ground floor, including a **BEAUTIFUL CONTEMPORARY KITCHEN**, extensive seating island, storage/UTILITY space, dining area and light-filled lounge complemented with modern bi-fold doors opening out to the redesigned private **SOUTH WESTERLY FACING GARDEN**. The chic first and second floor accommodation provide a principal bedroom with **EN-SUITE**, a further two double bedrooms and a stunning large family bathroom.

The property benefits from **SECURE GATED OFF-STREET PARKING** for 2 VEHICLES with **EV CHARGER**.

Situated in a **SOUGHT AFTER RESIDENTIAL TURNING** behind 'The Spires' within walking distance of **Barnet Town Centre** with its multiple **SHOPPING & TRANSPORT FACILITIES**, as well being a short reach of popular **GOOD & OUTSTANDING LOCAL SCHOOLS**, this residence delivers the perfect family home and location.

*** VIEWING IS STRONGLY ADVISED ***

EPC : C
BARNET COUNCIL TAX BAND : E
TENURE : FREEHOLD





GROUND FLOOR

Entrance Hall

Kitchen/Reception Room
26'8 x 12'10 (8.13m x 3.91m)

Reception Room
15'3 x 12'10 (4.65m x 3.91m)

FIRST FLOOR

Landing

Bedroom
13'1 x 12'11 (3.99m x 3.94m)

En Suite
6'7 x 4'11 (2.01m x 1.50m)

Family Bathroom
8'4 x 6'7 (2.54m x 2.01m)

SECOND FLOOR

Bedroom
10'10 x 9'9 (3.30m x 2.97m)

Bedroom
12'11 x 10'11 (3.94m x 3.33m)

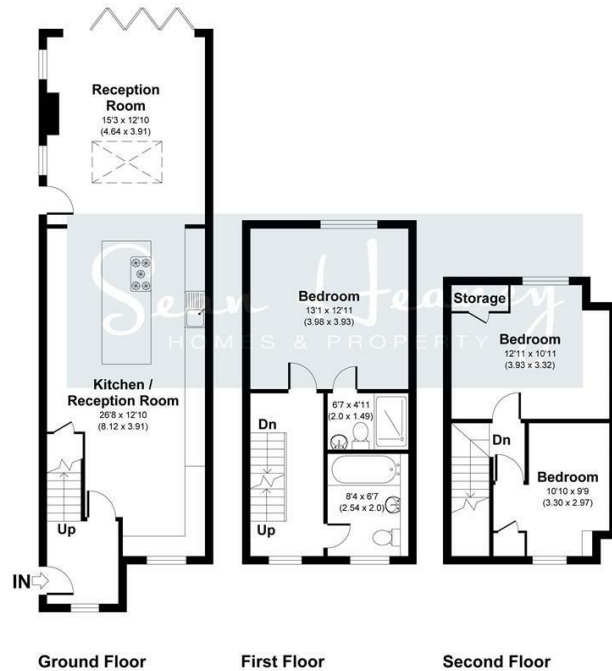
Storage

GARDEN (approx)
42'8" x 17'5" (13.00 x 5.30)

2 Rear Parking Bays



Floor Plan



Puller Road, EN5

APPROXIMATE GROSS INTERNAL AREA 1181 SQ FT / 109.71 SQ M
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Viewing

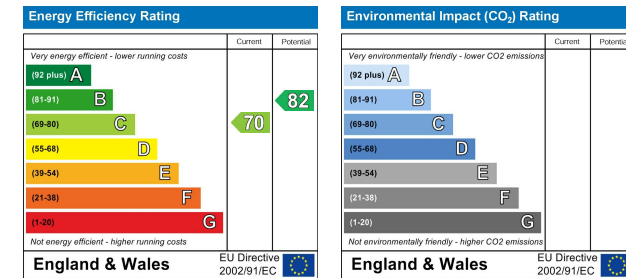
Please contact our Barnet Office on 020 8441 7173 if you wish to arrange a viewing appointment for this property or require further information.

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.
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Area Map



Energy Efficiency Graph



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