



**Grasvenor Avenue**  
Barnet, EN5 2BZ  
£580,000



## Grasvenor Avenue

Barnet, EN5 2BZ

A well presented THREE BEDROOM FAMILY HOME located in SOUGHT AFTER LOCATION conveniently placed for the commuter CLOSE TO HIGH BARNET UNDERGROUND. The accommodation consists; entrance hall, through reception room, BRIGHT KITCHEN/BREAKFAST ROOM with doors leading to rear garden & patio area, DOWNSTAIRS CLOAKROOM/SHOWER ROOM, 3 bedrooms, family bathroom & loft room (potential FOURTH BEDROOM). The property benefits from GOOD LOCAL SCHOOLS & SHOPPING FACILITIES, GARAGE accessed via gated private drive, OFF STREET PARKING and BACKING ONTO HIGH BARNET PARK.

VIEWING RECOMMENDED

EPC : D

### GROUND FLOOR

#### Entrance Hall

#### Reception Room

12'10 x 11'11 (3.91m x 3.63m)

#### Reception Room

10'10 x 10'9 (3.30m x 3.28m)

#### Kitchen/Breakfast Room

18'3 x 10'6 (5.56m x 3.20m)





**Guest Cloakroom/Shower Room**

**FIRST FLOOR**

**Landing**

**Bedroom 1**  
13'3 x 11'1 (4.04m x 3.38m)

**Bedroom 2**  
10'9 x 10'0 (3.28m x 3.05m)

**Bedroom 3**  
7'5 x 7'5 (2.26m x 2.26m)

**Family Bathroom**  
7'5 x 7'4 (2.26m x 2.24m)



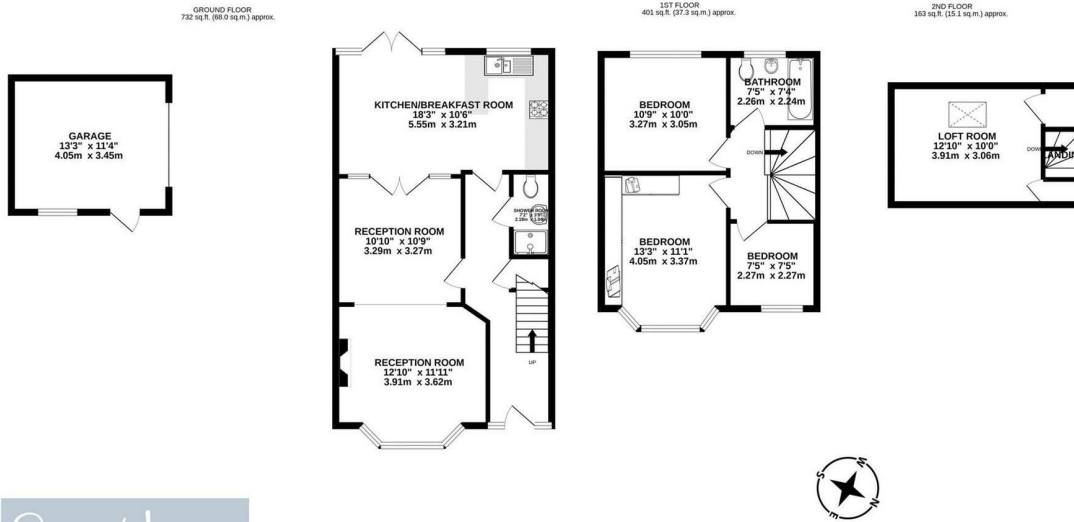
**SECOND FLOOR**

**Loft Room/Bedroom 4**  
12'10 x 10'0 (3.91m x 3.05m)

**GARAGE**  
13'3 x 11'4 (4.04m x 3.45m)



## Floor Plan



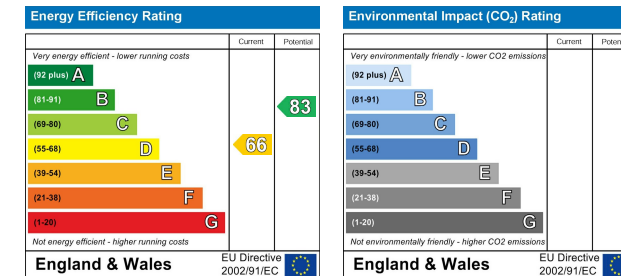
TOTAL FLOOR AREA : 1296 sq.ft. (120.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 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.
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