

# Sean Heaney

HOMES & PROPERTY



**Silvercliffe Gardens**  
New Barnet, Barnet, EN4 9QT  
Guide Price £500,000



# Silvercliffe Gardens

New Barnet, Barnet, EN4 9QT

UNIQUE DEVELOPMENT OPPORTUNITY in DESIRABLE RESIDENTIAL LOCATION. A 3 bedroom DETACHED BUNGALOW offering much scope for REFURBISHMENT/REBUILD (STPP). Set on a GENEROUS PLOT in QUIET CUL-DE-SAC residence, close to COCKFOSTERS & NEW BARNET. The property offers a LARGE DRIVE for OFF-STREET PARKING and is conveniently placed for transport and shopping facilities.

EPC : F

BARNET COUNCIL TAX BAND : F

FREEHOLD

## Entrance Hallway

## Kitchen

10'10" x 6'6" (3.32 x 2.00)

## Living Room

21'11" x 19'4" (6.70 x 5.90)

## Conservatory

9'10" x 8'0" (3.00 x 2.45)

## Bedroom

7'6" x 15'8" (2.30 x 4.80)

## Bedroom

10'11" x 18'8" (3.35 x 5.70)

## Bedroom

10'7" x 9'8" (3.25 x 2.95)

## Family Bathroom

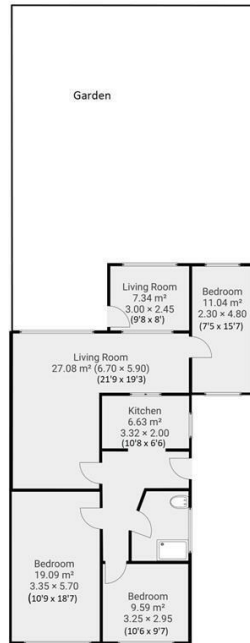
## GARDEN





# Floor Plan

**Silvercliffe Gardens, EN4**  
 Total Area: 93.9 sq metres / 1010 sq ft approx.



\*\*\*Please note: Whilst every attempt has been made to ensure the accuracy of our floor plans please note that measurements are approximate and no responsibility is taken for any error, omission or misstatement. The floor plans we produce are for representation purposes only and should be used as such by any prospective purchaser. No guarantee is given on the total square footage of the property if quoted on our plans. Any figure given is for initial guidance only and should not be relied on as a basis for valuation purposes.\*\*\*

# Viewing

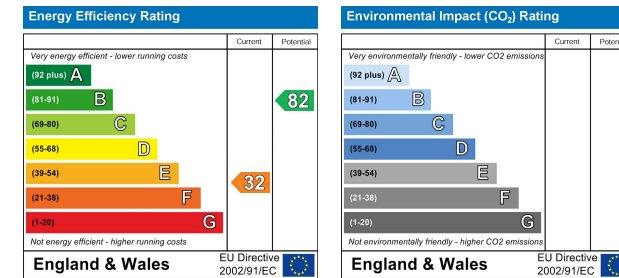
Please contact our Barnet Office on 020 8441 7173 if you wish to arrange a viewing appointment for this property or require further information.

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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