

# Sean Heaney

HOMES & PROPERTY



**Edward Road**

Barnet, EN4 8AY

Guide Price £500,000



## Edward Road

Barnet, EN4 8AY

CHIC COTTAGE situated within a HIGHLY CONVENIENT LOCATION and a short distance to NEW BARNET MAINLINE. With easy access to transport links and many local amenities, the residence is IDEAL FOR THE COMMUTER.

The property offers DECEPTIVELY SPACIOUS ACCOMMODATION consisting; entrance porch, EXTENSIVE LIVING AREA, recently refurbished KITCHEN/BREAKFAST ROOM leading to SECLUDED REAR GARDEN, TWO DOUBLE BEDROOMS and a luxury bathroom.

Featuring an elegant spiral staircase, this attractive home has been STYLISHLY DESIGNED by the present owners and offers a rare opportunity to benefit from a contemporary and tranquil lifestyle, whilst being in close proximity to many cafes, restaurants, shopping and leisure facilities.

A MATURE PRIVATE GARDEN presents the perfect retreat and provides additional storage with a LARGE OUTBUILDING.

\* PROMPT VIEWING ESSENTIAL \*

EPC : D

BARNET COUNCIL TAX BAND : D

TENURE : Freehold





## GROUND FLOOR

Entrance Porch

Reception/Dining Area  
24'8 x 12'7 (7.52m x 3.84m)

Kitchen/Breakfast Room  
12'3 x 10'7 (3.73m x 3.23m)

## FIRST FLOOR

Landing

Bedroom One  
12'7 x 10'0 (3.84m x 3.05m)

Bathroom  
5'9 x 5'8 (1.75m x 1.73m)

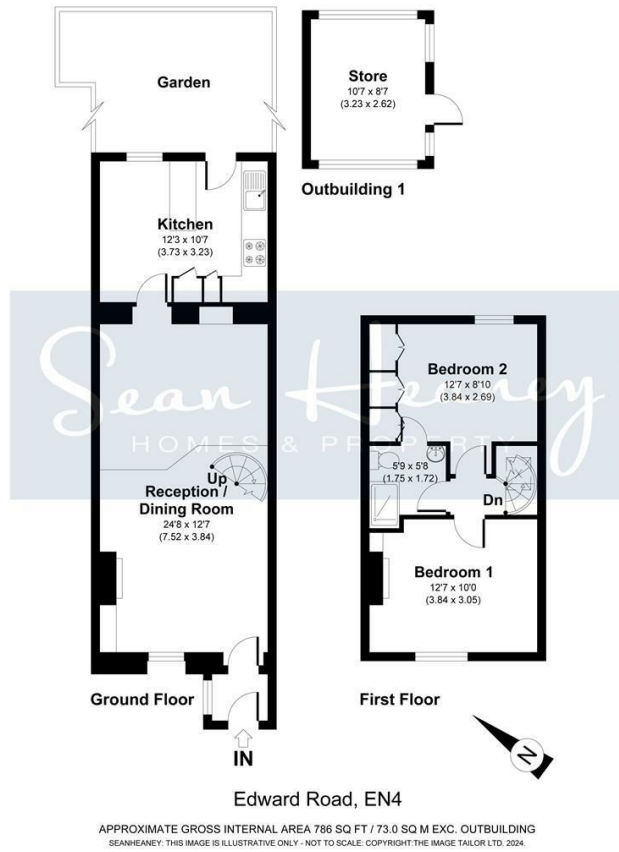
Bedroom Two  
12'7 x 8'10 (3.84m x 2.69m)

## GARDEN

Store/Outbuilding One  
10'7 x 8'7 (3.23m x 2.62m)



## Floor Plan

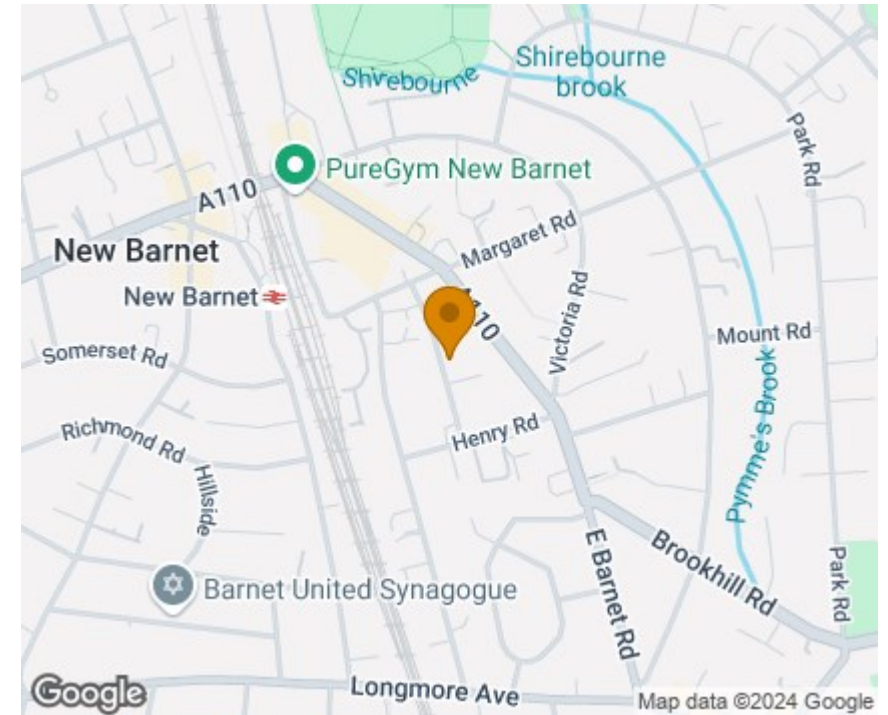


## Viewing

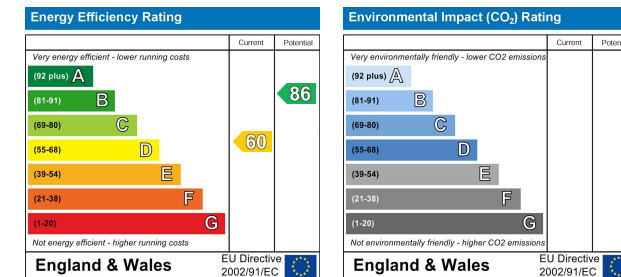
Please contact our Barnet Office on 020 8441 7173 if you wish to arrange a viewing appointment for this property or require further information.

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.
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## Area Map



## Energy Efficiency Graph



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