Sean Heaney
HOMES & PROPERTY

Grasvenor Avenue

Barnet, EN5 2BZ

Guide Price £665,000

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Grasvenor Avenue

Barnet, EN5 2BZ

ATTRACTIVE THREE BEDROOM FAMILY HOME located in SOUGHT AFTER LOCATION conveniently placed for the commuter CLOSE TO HIGH BARNET UNDERGROUND.

The accommodation consists; entrance hall, reception through room, BEAUTIFUL KITCHEN/BREAKFAST ROOM with doors leading to SOUTH WESTERLY ASPECT REAR GARDEN & patio area, UTILITY ROOM, GUEST CLOAKROOM, 3 bedrooms and a family bathroom (with underfloor heating).

The residence has the asset of an OUTBUILDING/HOME OFFICE and benefits further from GOOD LOCAL SCHOOLS, SHOPPING FACILITIES, OFF STREET PARKING and BACKS ONTO HIGH BARNET PARK.

EPC : D

BARNET COUNCIL TAX BAND : D

FREEHOLD

GROUND FLOOR

Hallway

Reception Room
12'9" x 11'11" (3.91 x 3.65)

Guest Cloakroom
7'2" x 4'6" (2.20 x 1.39)

Kitchen/Dining Room
21'3" x 16'9" (6.50 x 5.13)

FIRST FLOOR

Landing

Bedroom 1
13'0" x 10'10" (3.98 x 3.32)

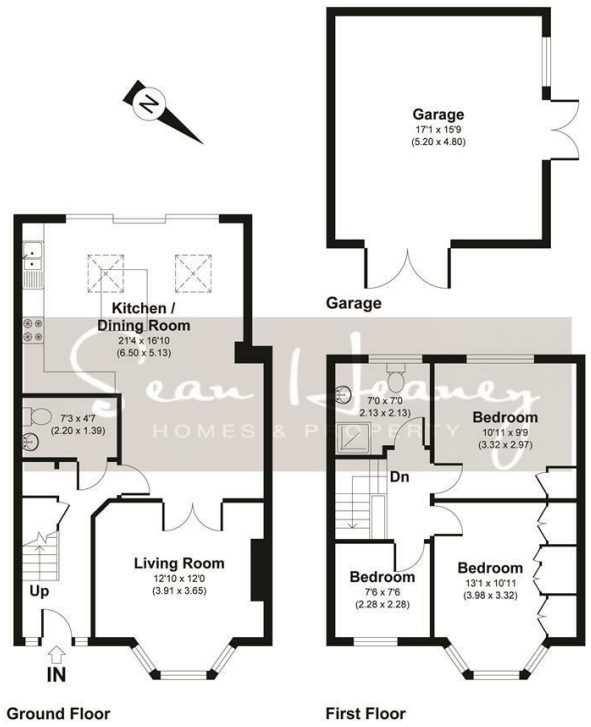
Bedroom 2
10'10" x 9'8" (3.32 x 2.97)

Bedroom 3
7'5" x 7'5" (2.28 x 2.28)

Family Bathroom
6'11" x 6'11" (2.13 x 2.13)

OUTBUILDING
17'0" x 15'8" (5.20 x 4.80)

Floor Plan



Grasvenor Avenue, EN5

APPROXIMATE GROSS INTERNAL AREA 1246 SQ FT / 115.77 SQ M INC. GARAGE

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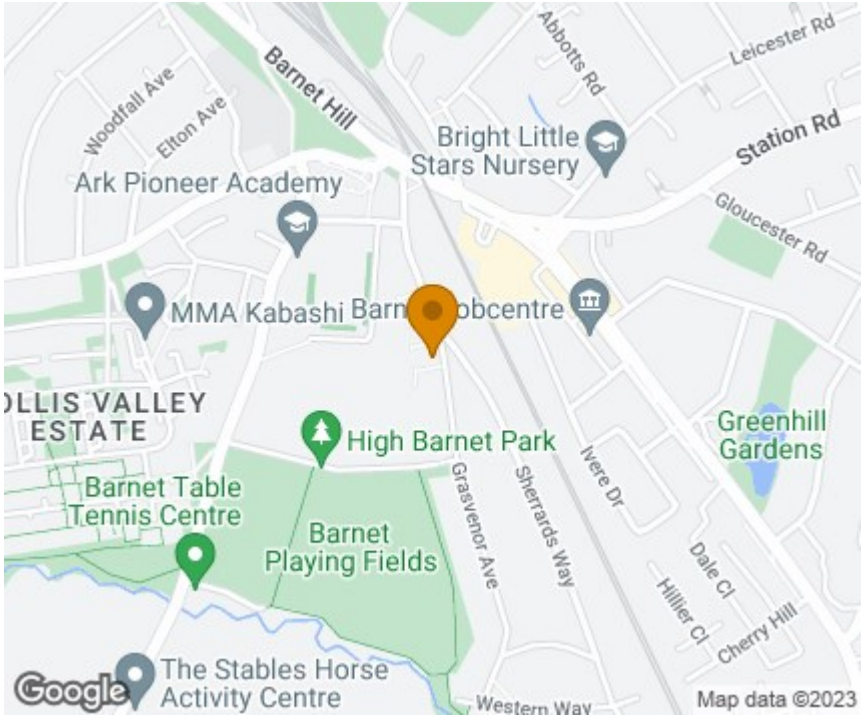
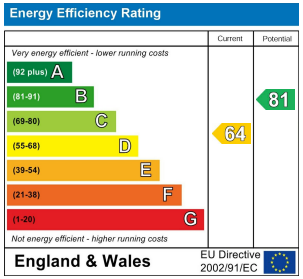
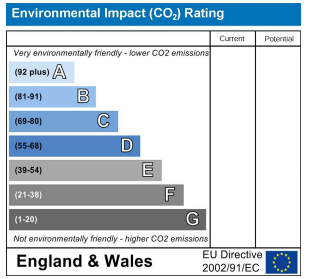
Area Map



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.
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.

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