

Sean Heaney

HOMES & PROPERTY



Woodville Road

New Barnet, Barnet, EN5 5NJ

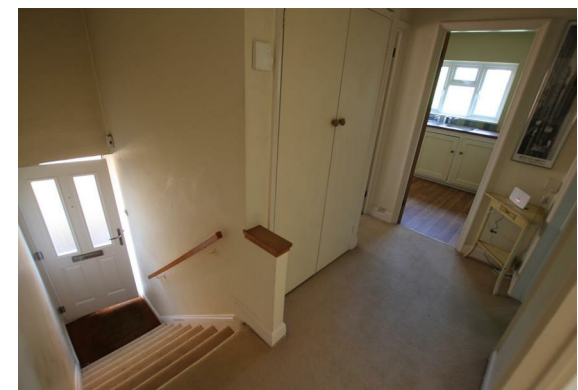
£375,000



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Offered for sale with no upward chain, an exceptionally spacious 2 double bedroom first floor maisonette (approx. 754 SQ FT) situated in this popular residential turning being within easy reach of both the Northern Line underground and New Barnet mainline station. The property is approached via it's own entrance door to the side of the building leading into a split level hallway which then provides doors to the spacious lounge/dining room, a kitchen/breakfast room, 2 double bedrooms and a bathroom. The maisonette also has the benefit of it's own private garden (approx. 11.35 x 5.84), a garage en bloc and a sizeable loft area. We understand that there will be a new lease granted for 150 years. EPC D.



Hallway

Lounge/Dining Room

17'10" x 12'11" (5.46 x 3.94)

Kitchen

12'0" x 8'2" (3.66 x 2.49)





Bedroom1
12'11" x 12'4" (3.94 x 3.78)

Bedroom 2
11'10" x 8'9" (3.63 x 2.69)

Bathroom

Garden
37'2" x 19'1" (11.35 x 5.84)

Garage

Gas Central Heating

Double Glazed

New 150 Year Lease

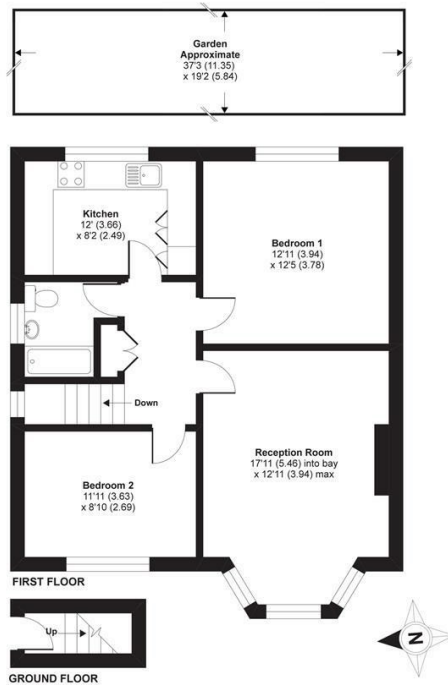
No Chain



Floor Plan

Woodville Road, Barnet, EN5

APPROX. GROSS INTERNAL FLOOR AREA 754 SQ FT 70 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Viewing

Please contact our Barnet Office on 020 8441 7173

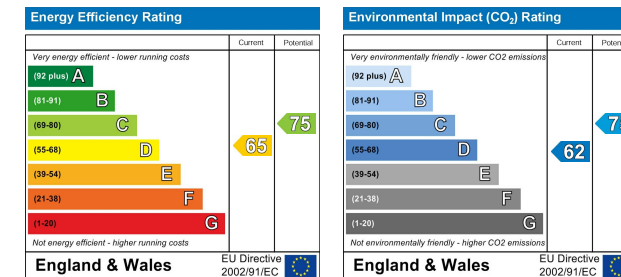
if you wish to arrange a viewing appointment for this property or require further information.

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



Highstone House, 165 High Street, Barnet, Hertfordshire, EN5 5SU

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