



Clifford Road

New Barnet, Barnet, EN5 5NY

£595,000

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A modern 3 bedroom (one located to the ground floor) staggered terrace family home situated in this highly regarded residential road close to Hadley Common and Tudor Park golf course as well as being within the catchment area of popular local schools and also providing easy access to both New Barnet mainline and the Northern Line underground. The accommodation to the ground floor consists of guest WC, fitted kitchen, lounge/dining room with parquet flooring and bedroom 3 (originally the integral garage). To the first floor, there are 2 double bedrooms (one of which could be divided into two separate bedrooms) and a family bathroom. The property has off street parking to the front and a mature, private rear garden which extends to approx 22m in depth with gated access to Tudor Park. EPC: C

GROUND FLOOR

Hall

Kitchen

11'1" x 6'6" (3.40 x 1.99)





Living Room

15'3" x 17'11" (4.65 x 5.48)

Bedroom

15'10" x 7'10" (4.83 x 2.41)

WC

FIRST FLOOR

Bedroom

11'10" x 17'10" (3.62 x 5.45)

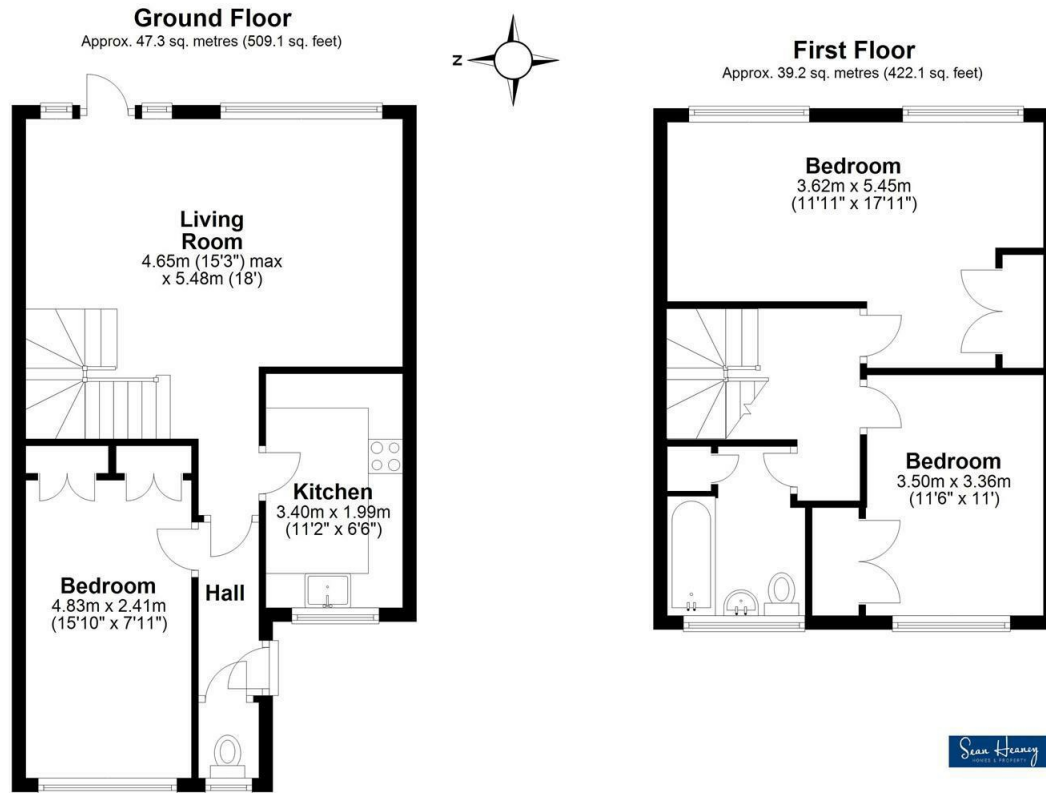
Bedroom

11'5" x 11'0" (3.50 x 3.36)

Bathroom



Floor Plan



Total area: approx. 86.5 sq. metres (931.2 sq. feet)

Viewing

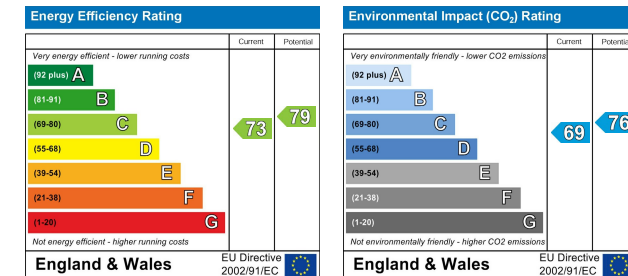
Please contact our Barnet Office on 020 8441 7173 if you wish to arrange a viewing appointment for this property or require further information.

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



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