



Sunset View

High Barnet, Barnet, EN5 4LB

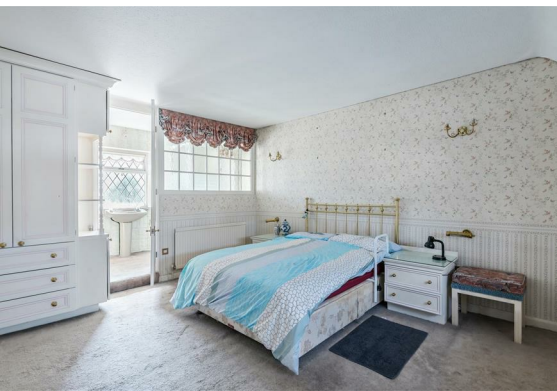
£990,000

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A unique opportunity to acquire a chain free detached family home with enormous potential for extension and improvement (subject to the necessary consents) on a generous south facing plot in one of High Barnet's most sought after turnings being within walking distance of the town centre as well as highly regarded local schools and transport facilities including the Northern Line underground. The property is also on the fringes of Old Fold Manor golf course and a short walk of picturesque Hadley Green. The accommodation does require modernisation throughout with the ground floor consisting of a welcoming square hallway, an exceptionally spacious, quadruple aspect open plan reception area consisting of lounge and dining area divided by a bar, a kitchen/ breakfast room and utility area as well as a guest WC. To the first floor, there are 3 double bedrooms with an en suite bathroom to the master and a family bathroom. There is also a sizeable loft room which could also potentially be converted. Externally, the maure rear garden extends to approx in 75ft in depth and has a swimming pool (in need of restoration). The front driveway has off street parking for several cars and an integral garage. EPC E





Entrance Vestibule

Spacious Reception Hall

Open Plan Reception Room
38'10" x 22'8" (11.86 x 6.91)

Kitchen/ Breakfast Room
14'0" x 12'4" (4.27 x 3.76)

Utility Area

Downstairs WC

Landing

Master Bedroom
16'11" x 14'0" (5.18 x 4.27)

En Suite Bathroom

Bedroom 2
12'11" x 10'2" (3.96 x 3.10)

Bedroom 3
10'0" x 8'7" (3.07 x 2.64)

Family Bathroom

Loft Room/ Playroom
26'0" x 8'5" (7.93 x 2.59)

Integral Garage
16'7" x 8'11" (5.08 x 2.74)

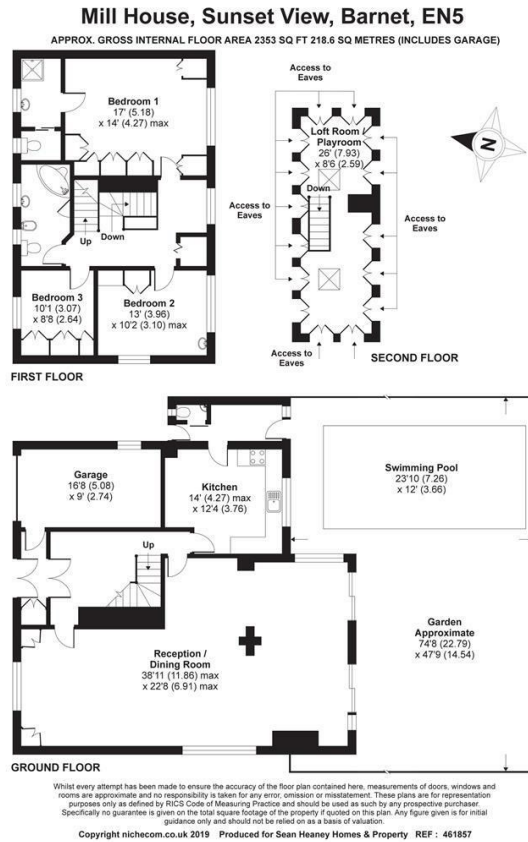
South Facing Rear Garden
74'9" x 47'8" (22.79 x 14.54)

Swimming Pool
23'9" x 12'0" (7.26 x 3.66)

Gas Central Heating

No Chain

Floor Plan

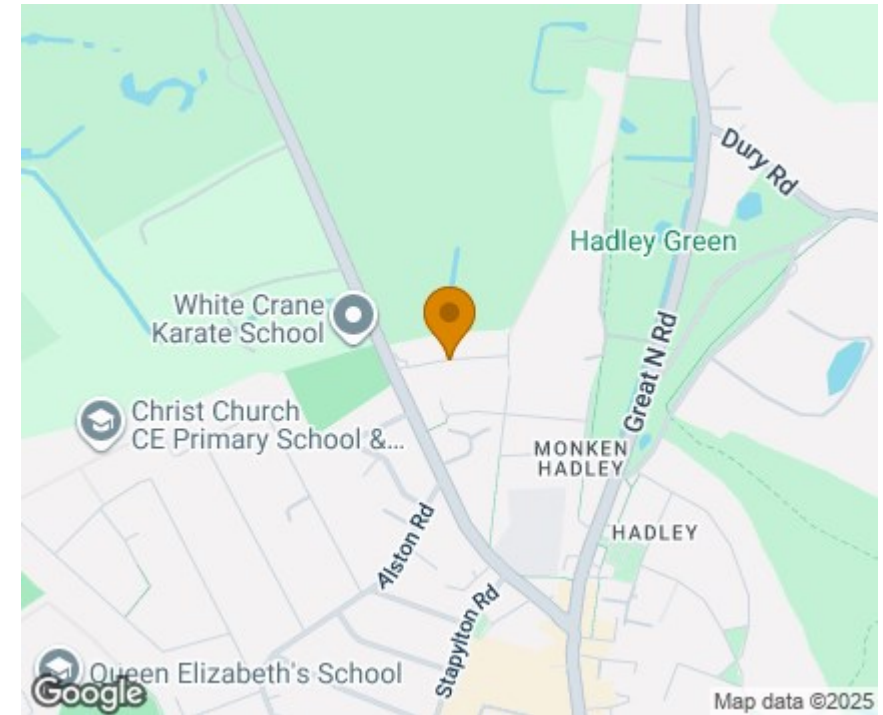


Viewing

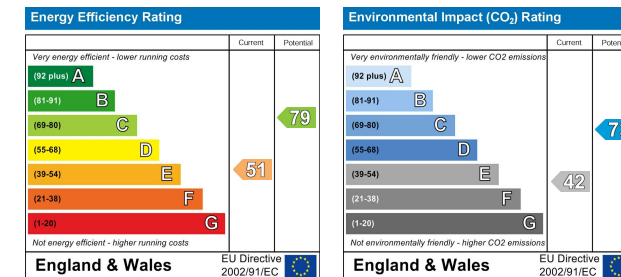
Please contact our Barnet Office on 020 8441 7173 if you wish to arrange a viewing appointment for this property or require further information.

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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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