

Sean Heaney  
HOMES & PROPERTY

**Hexham Road**  
New Barnet, Barnet, EN5 5HJ  
£720,000

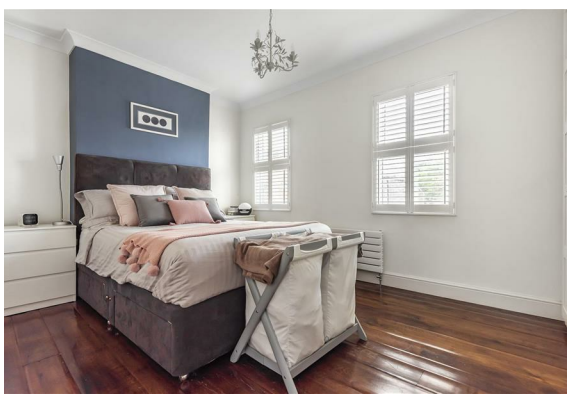
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## Hexham Road

New Barnet, Barnet, EN5 5HJ

A beautifully presented bay fronted VICTORIAN SEMI-DETACHED HOUSE very conveniently situated for the COMMUTER. The property has been the subject of MUCH RECENT EXTENSION AND IMPROVEMENT whilst retaining an abundance of CHARM AND CHARACTER of the period. The most striking room of this LOVELY FAMILY HOME is the LARGE 'OPEN PLAN' KITCHEN/DINING ROOM which has a wide range of fitted units and appliances, a central island and BI-FOLDING DOORS leading out to the PROFESSIONALLY LANDSCAPED REAR GARDEN. The room is very light and airy as it has a neutral décor theme, a SOUTHERLY ASPECT and large skylight windows. Further benefits include: an entrance hall, TWO SEPARATE RECEPTION ROOMS, THREE DOUBLE BEDROOMS and TWO BATHROOMS. Hexham Road is a small turning off Potters Road, close to good local shopping and schooling facilities, NEW BARNET STATION (approx. 0.5 mile) and HIGH BARNET UNDERGROUND (approx. 0.9 mile).

EPC : D





## GROUND FLOOR

### Entrance

### Dining Room

14'6 (max) x 10'9 (max) (4.42m (max) x 3.28m (max))

### Reception Room

12'1 (into bay) x 11'4 (max) (3.68m (into bay) x 3.45m (max))

### Kitchen/Breakfast Room

15'7 x 14'5 (4.75m x 4.39m)

### Garden

78'9 x 19'11 (approx) (24.00m x 6.07m (approx))



## FIRST FLOOR

### Landing

### Bedroom 2

14'6 (max) x 10'2 (4.42m (max) x 3.10m)

### Bedroom 3

10'6 x 9'4 (max) (3.20m x 2.84m (max))

### Family Bathroom

## SECOND FLOOR

### Bedroom 1

15'2 (max) x 9'11 (4.62m (max) x 3.02m)

### Bathroom

### Eaves Storage



## Floor Plan



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richrecom 2020. Produced for Sean Heaney Homes & Property. REF: 652020.

## Viewing

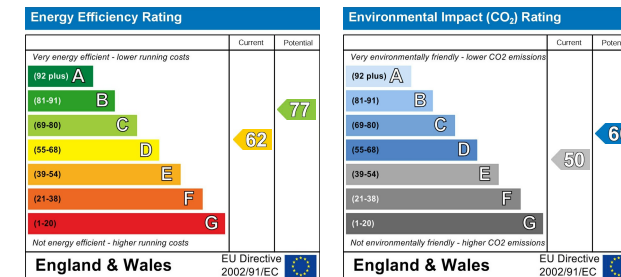
Please contact our Barnet Office on 0208 441 7173 if you wish to arrange a viewing appointment for this property or require further information.

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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