



Wentworth Road

High Barnet, Barnet, EN5 4NT

Offers In The Region Of £795,000



Wentworth Road

High Barnet, Barnet, EN5 4NT

** CHAIN FREE **

Excellent opportunity to acquire DETACHED FAMILY HOME in highly sought after location within close proximity of GOOD SCHOOLS, BARNET HIGH STREET with shopping, restaurants, cafes and transport facilities including HIGH BARNET UNDERGROUND and a choice of RECREATIONAL AREAS.

This well presented property offers MUCH SCOPE FOR RENOVATION (stpp) and currently consists of TWO GOOD SIZED RECEPTION ROOMS, fitted kitchen, GUEST CLOAKROOM, THREE BEDROOMS and family bathroom with separate WC.

Further benefits include front garden, OFF-STREET PARKING and a LARGE MATURE PRIVATE REAR GARDEN.

EPC : E

BARNET COUNCIL TAX BAND : F

FREEHOLD





GROUND FLOOR

Hallway

Reception Room

14'10 x 13'4 (4.52m x 4.06m)

Dining Room

13'8 x 11'0 (4.17m x 3.35m)

Kitchen

14'2 x 7'11 (4.32m x 2.41m)

Landing

Bedroom 1

15'2 x 10'11 (4.62m x 3.33m)

Bedroom 2

13'7 x 10'11 (4.14m x 3.33m)

Bedroom 3

8'4 x 8'2 (2.54m x 2.49m)

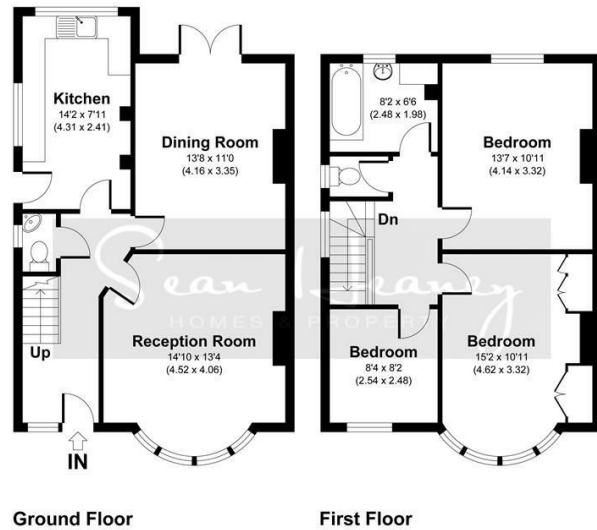
Bathroom

8'2 x 6'6 (2.49m x 1.98m)

Separate WC



Floor Plan



Wentworth Road, EN5

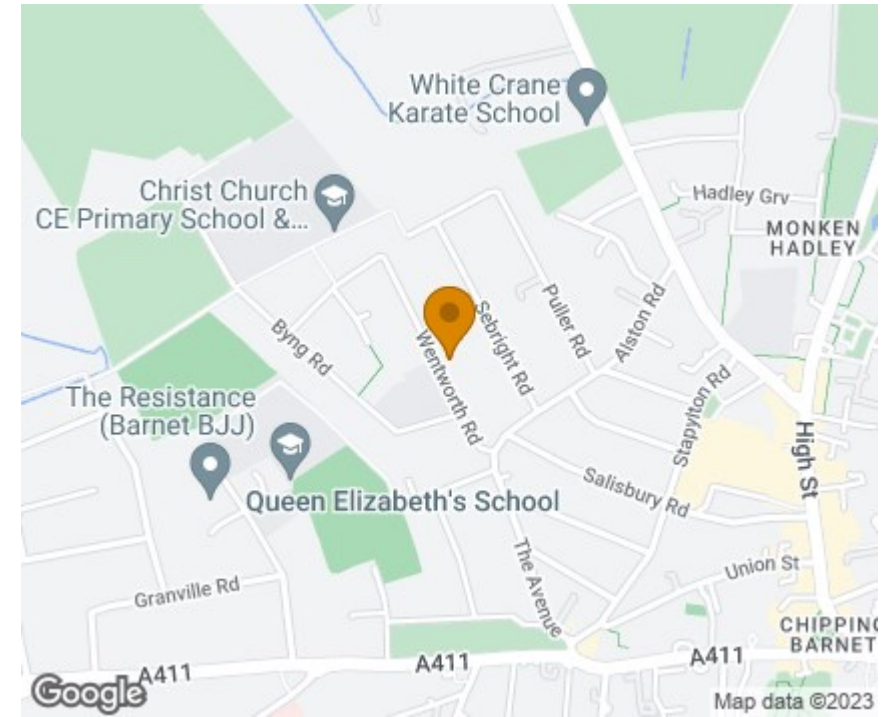
APPROXIMATE GROSS INTERNAL AREA 1070 SQ FT / 99.38 SQ M
SEANHEANEY: THIS IMAGE IS ILLUSTRATIVE ONLY - NOT TO SCALE. COPYRIGHT: THE IMAGE TAILOR LTD. 2023.

Viewing

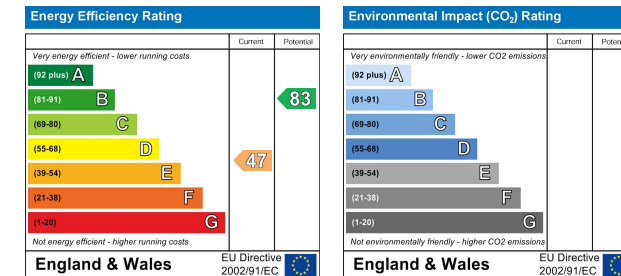
Please contact our Barnet Office on 020 8441 7173 if you wish to arrange a viewing appointment for this property or require further information.

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.

Area Map



Energy Efficiency Graph



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

T: 020 8441 7173 E: sales@seanheaney.co.uk W: www.seanheaney.co.uk