

Sean Heaney  
HOMES & PROPERTY



## Wood Street

High Barnet, EN5 4DA

Offers In Excess Of £1,250,000



## Wood Street

High Barnet, EN5 4DA

\*CHAIN FREE\* An exceptionally well presented detached family home standing on a generous plot in this highly sought after location being within walking distance of High Barnet town centre, popular local schools and transport facilities including the Northern Line underground. The accommodation to the ground floor consists of guest WC, drawing room, dining room, fitted kitchen and a spacious conservatory leading out onto the garden. To the first floor, there is a master bedroom with an en suite bathroom, 3 further double bedrooms and a spacious family bathroom. Externally, the landscaped, mature rear garden extends to approx 100 ft in depth and a double garage with gravelled off street parking for numerous vehicles is provided to the front. EPC:E

### Approach

### Entrance Hall

### Guest Cloakroom

### Dining Room

19'3" x 10'6" (5.87 x 3.20)





**Drawing Room**  
17'3" x 13'10" (5.27 x 4.21)

**Conservatory**  
13'8" x 13'6" (4.16 x 4.12)

**Kitchen/Breakfast Room**  
14'11" x 10'4" (4.55 x 3.16)

**First Floor Landing**



**Master Bedroom**  
17'3" x 14'10" (5.26 x 4.52)

**En Suite Bathroom**

**Bedroom Two**  
16'5" x 11'1" (5.00 x 3.39)

**Bedroom Three**  
14'2" x 10'6" (4.32 x 3.19)

**Bedroom Four**  
13'0" x 10'6" (3.97 x 3.19)

**Family Bathroom**

**Integral Double Garage**  
5.51 x 4.59

**Landscaped Secluded Rear Garden**



## Floor Plan



Ground Floor  
 Approximate Floor Area  
 1235.26 sq. ft.  
 (114.76 sq. m)

First Floor  
 Approximate Floor Area  
 1052.49 sq. ft.  
 (97.78 sq. m)

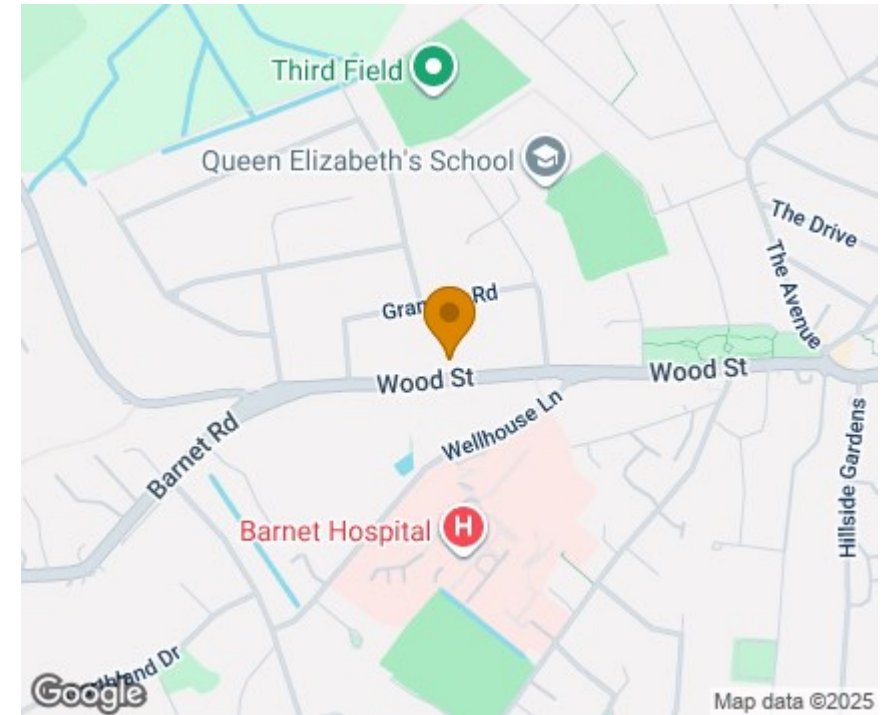
Total Floor Area  
 Approximate Floor Area  
 2287.76 sq. ft.  
 (212.54 sq. m)

## Viewing

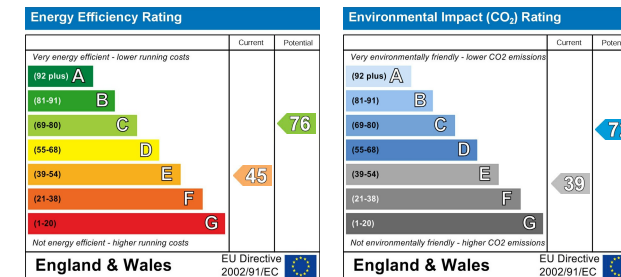
Please contact our Barnet Office on 020 8441 7173 if you wish to arrange a viewing appointment for this property or require further information.

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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