



Cedar Lawn Avenue

Barnet, EN5 2LN

£795,000

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Beautifully presented SEMI DETACHED FAMILY HOME situated in SOUGHT AFTER RESIDENTIAL TURNING within close proximity to HIGHLY REGARDED SCHOOLS, LOCAL SHOPPING & TRANSPORT FACILITIES including HIGH BARNET UNDERGROUND.

The property has been RENOVATED & EXTENDED TO A HIGH SPECIFICATION offering CONTEMPORARY, STYLISH FAMILY LIVING.

An attractive entrance hall, ground floor SHOWER ROOM, front reception room with gas fireplace leading to the IMPRESSIVE OPEN PLAN KITCHEN LIVING AREA with built in appliances (dishwasher, fridge freezer & wine cooler) underfloor heating, electric Velux sky lights, Sonos surround sound, UTILITY ROOM and BI FOLD DOORS opening out to raised DECKING TERRACE and MATURE PRIVATE GARDEN. The first floor comprises 3 BEDROOMS and a large MODERN FAMILY BATHROOM with underfloor heating & Sonos speakers.

VIEWING STRONGLY RECOMMENDED

EPC : D

BARNET COUNCIL TAX BAND : E

FREEHOLD





GROUND FLOOR

Entrance Hall

Shower Room/Guest Cloakroom
6'6" x 5'6" (1.98m x 1.68m)

Reception Room
14'7" x 13'3" (4.45m x 4.04m)

Living Area
13'4" x 12'7" (4.06m x 3.84m)

Kitchen/Breakfast Area
18'1" x 13'10" (5.51m x 4.22m)

Utility Room
6'6" x 4'4" (1.98m x 1.32m)

FIRST FLOOR

Landing

Bedroom 1
12'8" x 11'10" (3.86m x 3.61m)

Bedroom 2
11'11" x 11'11" (3.63m x 3.63m)

Bedroom 3
8'8" x 8'7" (2.64m x 2.62m)

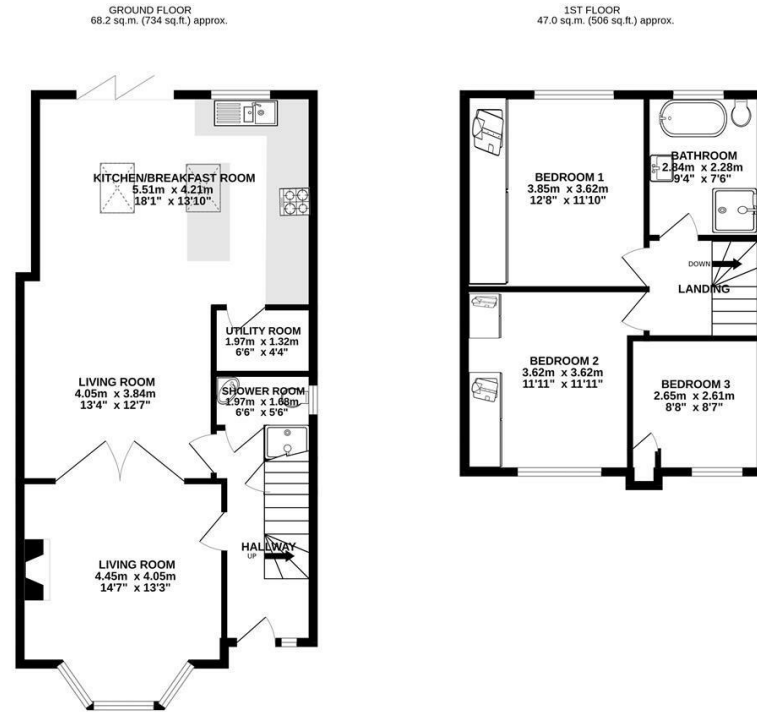
Family Bathroom
9'4" x 7'6" (2.84m x 2.29m)

GARDEN

Garden extends to
72'2" x 24'4" (22 x 7.42)



Floor Plan



GARDEN EXTENDS TO 22M X 7.42M
TOTAL FLOOR AREA: 115.2 sq.m. (1240 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Meeqoo (2022)



Viewing

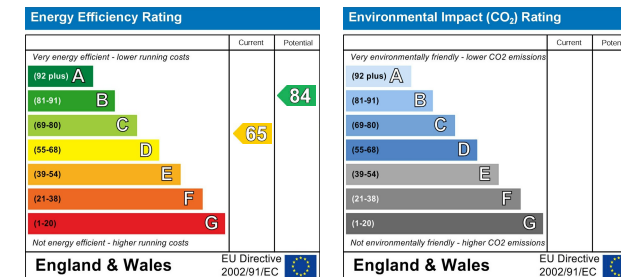
Please contact our Barnet Office on 020 8441 7173 if you wish to arrange a viewing appointment for this property or require further information.

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