



Sphinx Way
Barnet, EN5 2FG
Asking Price £570,000

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Sphinx Way

Barnet, EN5 2FG

A BEAUTIFULLY PRESENTED MODERN HOME situated in an ATTRACTIVE AND STYLISH DEVELOPMENT. The property offers SPACIOUS, WELL DESIGNED ACCOMMODATION including: an entrance hall, GUEST CLOAKROOM, large 'OPEN PLAN' kitchen/living/dining area, first floor landing, TWO DOUBLE BEDROOMS and a family bathroom. Externally, there is a SUNNY REAR GARDEN with a SOUTH-WESTERLY ASPECT and a DRIVEWAY providing OFF-STREET PARKING to the front. This LOVELY PROPERTY benefits further from double glazing, SOLAR PANELS and ample cupboard storage space. Sphinx Way is ideally placed for the COMMUTER, being approximately 0.6 of a mile from HIGH BARNET UNDERGROUND. LEASEHOLD. EPC : B



Hall

Living Room

15'9 x 11'5 (4.80m x 3.48m)

Kitchen/Dining Room

10'5 x 11'5 (3.18m x 3.48m)

Guest Cloakroom

5'4 x 6'7 (1.63m x 2.01m)

Landing

Bedroom

11'4 x 11'5 (3.45m x 3.48m)

Bedroom

17'9 (max) x 11'5 (5.41m (max) x 3.48m)

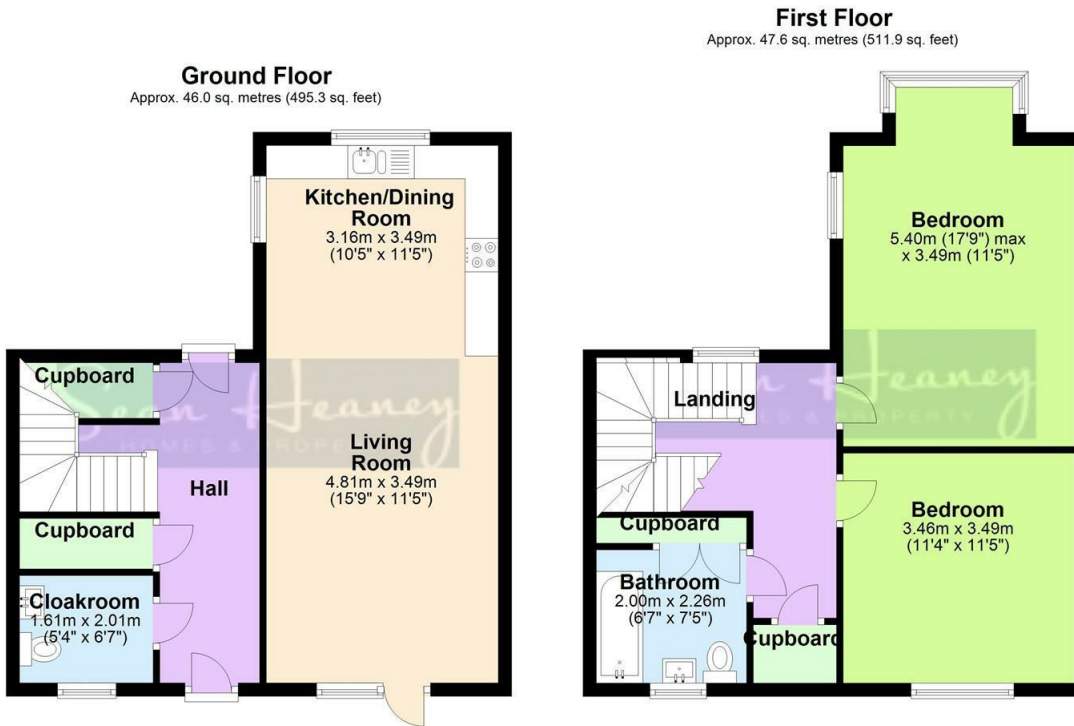
Family Bathroom



6'7 x 7'5 (2.01m x 2.26m)



Floor Plan



Total area: approx. 93.6 sq. metres (1007.2 sq. feet)
Sphinx Way, Barnet

Viewing

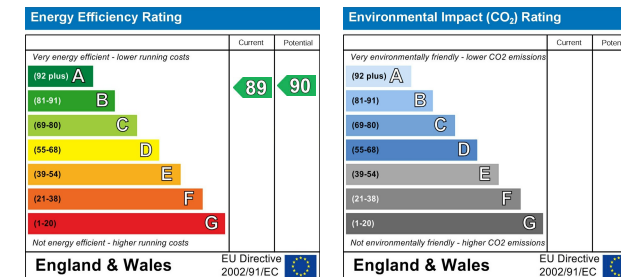
Please contact our Barnet Office on 020 8441 7173 if you wish to arrange a viewing appointment for this property or require further information.

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

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