



Leicester Road
New Barnet, Barnet, EN5 5DB
£735,000

 3  1  2  D

Leicester Road

New Barnet, Barnet, EN5 5DB

A beautifully presented and SPACIOUS THREE BEDROOM SEMI DETACHED PERIOD HOME situated in this HIGHLY POPULAR RESIDENTIAL TURNING within walking distance of NEW BARNET MAINLINE, local schools and shopping facilities. The property has been immaculately refurbished with STUNNING NEW KITCHEN & BATHROOM yet retaining much of its ORIGINAL CHARACTER with ELEGANT HIGH CEILINGS that blend with contemporary accents conducive to modern day living including a spacious OPEN PLAN KITCHEN/FAMILY ROOM with dining area and BI-FOLD DOORS leading onto the 130ft PRIVATE REAR GARDEN. A traditional drawing room with a feature fireplace and a DOWNSTAIRS CLOAKROOM complete the ground floor accommodation. To the first floor there are 3 bedrooms and a family bathroom including a separate shower cubicle. OFF STREET PARKING FOR 2 VEHICLES is provided to the front. Viewing is strongly advised.

EPC : D

GROUND FLOOR

Entrance Hall





Guest Cloakroom
4'8 x 4'9 (1.42m x 1.45m)

Lounge
13'8 x 13'10 (4.17m x 4.22m)

Kitchen
9'5 x 12'10 (2.87m x 3.91m)

Sitting/Dining Room
13'8 x 28'11 (4.17m x 8.81m)

FIRST FLOOR

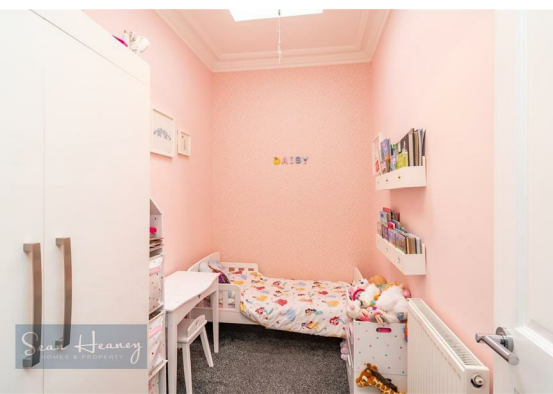
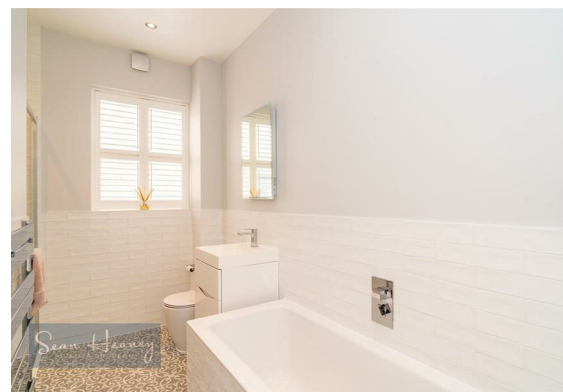
Landing

Bedroom
11'4 x 12'10 (3.45m x 3.91m)

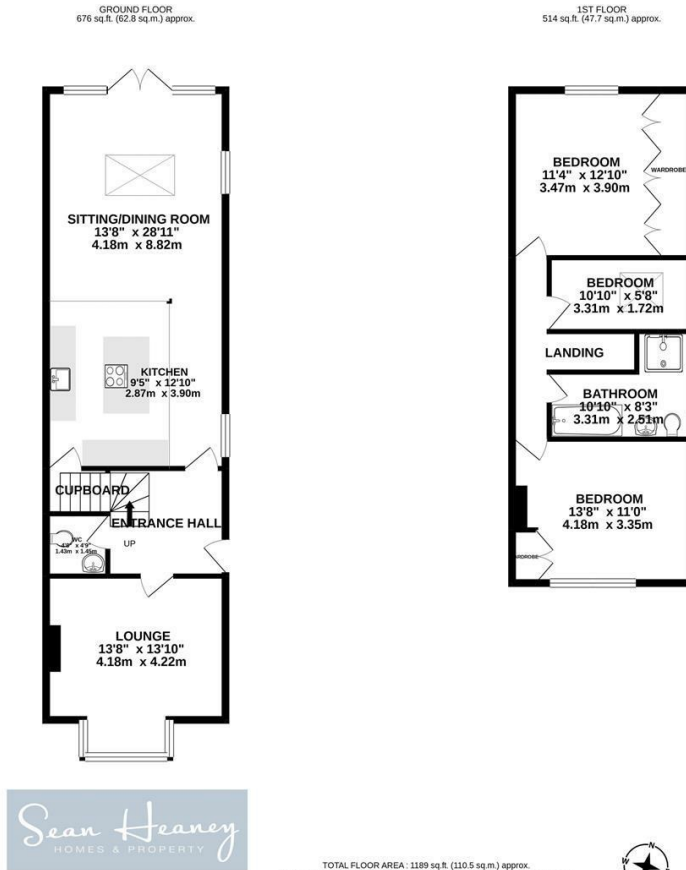
Bedroom
10'10 x 5'8 (3.30m x 1.73m)

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

Bathroom
10'10 x 8'3 (3.30m x 2.51m)



Floor Plan

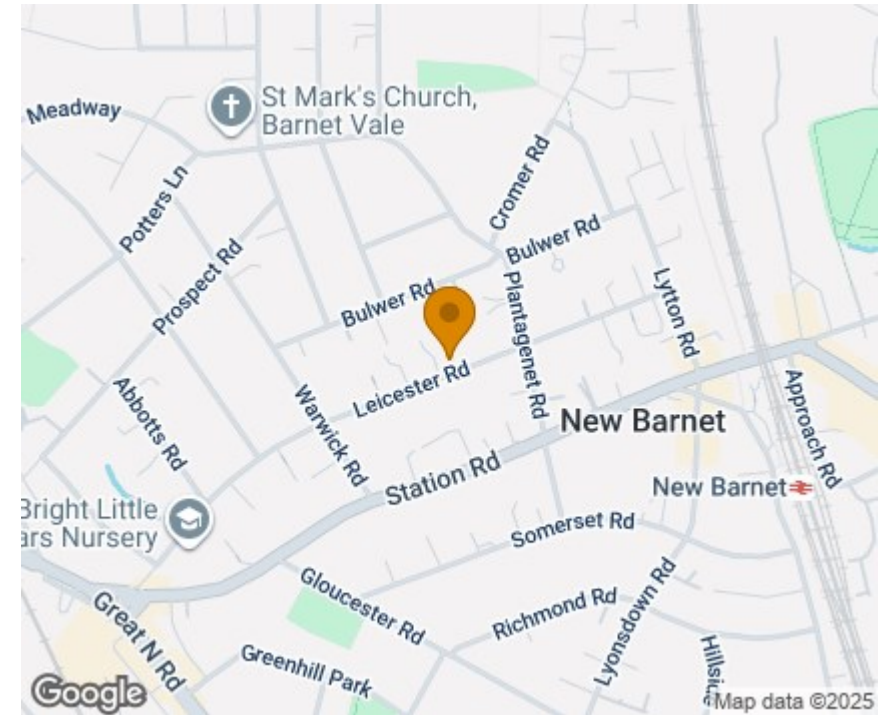


Viewing

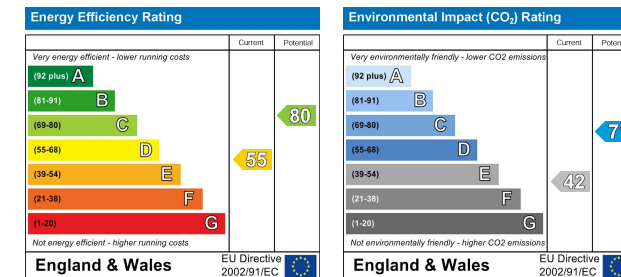
Please contact our Barnet Office on 020 8441 7173 if you wish to arrange a viewing appointment for this property or require further information.

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