

# Sean Heaney

HOMES & PROPERTY



## Bulwer Road

New Barnet, Barnet, EN5 5EU

Offers Over £650,000



## Bulwer Road

New Barnet, Barnet, EN5 5EU

Conveniently placed for COMMUTERS being situated midway between NEW BARNET MAINLINE STATION and HIGH BARNET UNDERGROUND. The SEMI-DETACHED FAMILY HOME offers versatile accommodation and comprises; spacious hallway/entrance room, separate living room, GUEST CLOAKROOM and LARGE KITCHEN/DINING ROOM (underfloor heating), opening onto SOUTH-FACING GARDEN. Upstairs the property benefits from THREE GOOD SIZE DOUBLE BEDROOMS, a family bathroom and an EN-SUITE SHOWER ROOM. Further benefits include OFF-STREET PARKING and plenty of storage.



EPC : D

FREEHOLD

BARNET COUNCIL TAX BAND : E

### GROUND FLOOR

Hallway

Storage

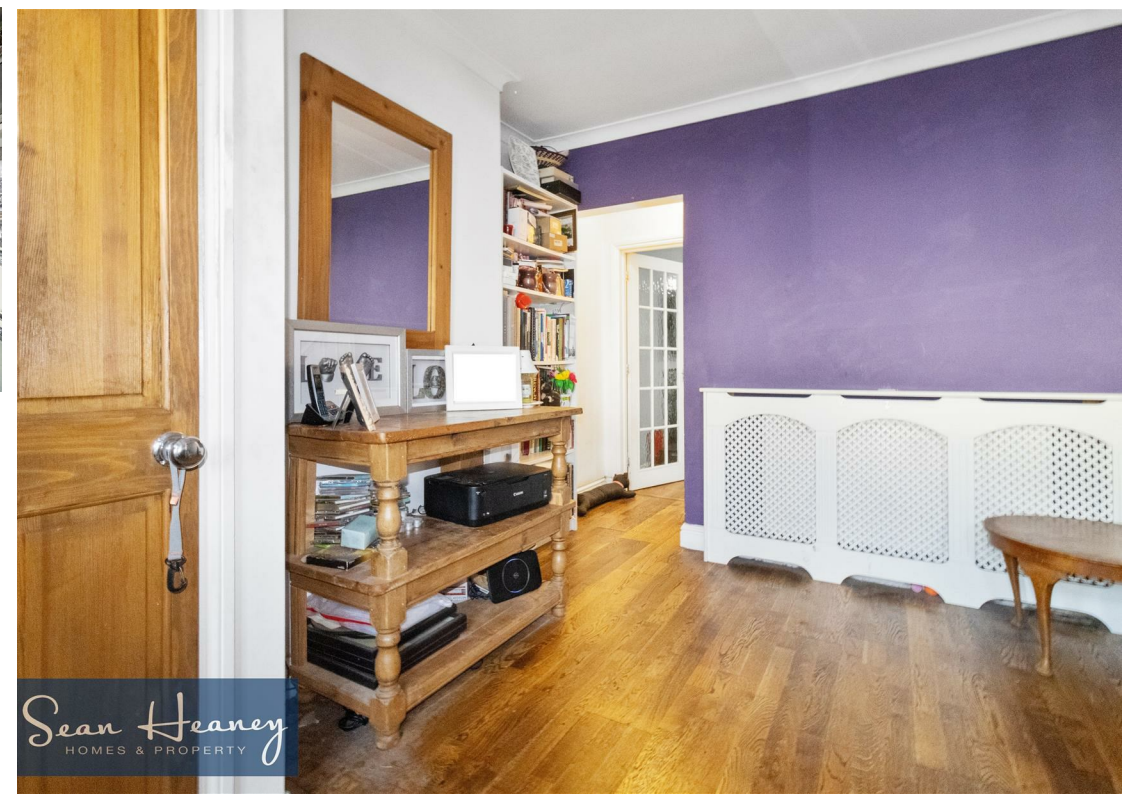
Guest Cloakroom

Living Room

12'1" x 10'9" (3.70 x 3.30)

Kitchen/Breakfast Room

12'1" x 20'8" (3.70 x 6.30)





**GARDEN**  
approx 36' (approx 10.97m)

**Landing**

**Bedroom 2**  
13'1" x 10'9" (4.01 x 3.30)

**Bedroom 3**  
10'4" x 10'7" (3.15 x 3.25)

**Family Bathroom**

**Bedroom 1**  
4.03 x 3.50 (1.22m.0.91m x  
0.91m.15.24m)

**En-Suite**



## Floor Plan

### Bulwer Road, EN5

Total Area: 108.2 sq metres / 1164 sq ft approx.



\*\*\*Please note: Whilst every attempt has been made to ensure the accuracy of our floor plans please note that measurements are approximate and no responsibility is taken for any error, omission or misstatement. The floor plans we produce are for representation purposes only and should be used as such by any prospective purchaser. No guarantee is given on the total square footage of the property if quoted on our plans. Any figure given is for initial guidance only and should not be relied on as a basis for valuation purposes.\*\*\*

## Viewing

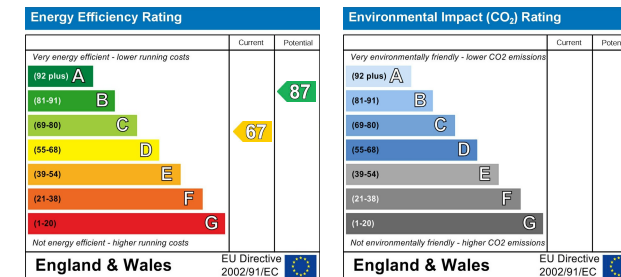
Please contact our Barnet Office on 020 8441 7173 if you wish to arrange a viewing appointment for this property or require further information.

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