

Sean Heaney
HOMES & PROPERTY



Pinecroft Crescent
High Barnet, Barnet, EN5 2NX
£800,000



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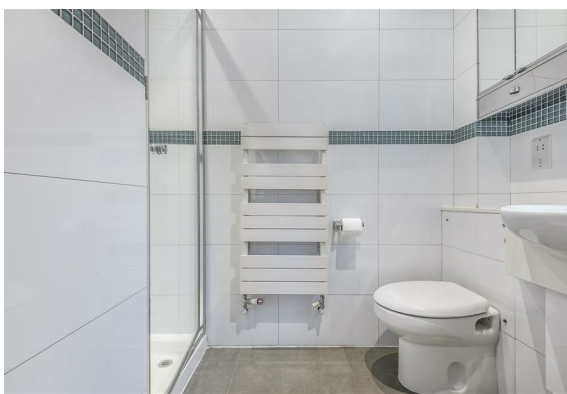
CHAIN FREE

A beautifully presented 4 bedroom (1 EN SUITE) DETACHED FAMILY HOME situated in this HIGHLY REGARDED leafy CUL-DE-SAC within easy reach of High Barnet town centre with its multiple shopping, leisure and transport facilities including the NORTHERN LINE UNDERGROUND. Popular local schools are also within easy reach. The accommodation to the ground floor consists of a hallway, GUEST CLOAKROOM, study, lounge, dining room and a SPACIOUS KITCHEN/BREAKFAST ROOM. To the first floor, there is a MASTER BEDROOM WITH EN SUITE SHOWER ROOM, 3 further bedrooms and a family bathroom. Externally, there is a BEAUTIFULLY MAINTAINED LANDSCAPED GARDEN to the rear, an OFFICE/STORAGE ROOM (previously the garage) and OFF STREET PARKING for two cars to the front. Viewing is strongly advised to fully appreciate the property.

EPC: C

Hallway

Guest WC





Lounge
19'2" x 11'6" (5.86 x 3.52)

Dining Room
11'11" x 9'9" (3.65 x 2.98)

Study
6'3" x 6'0" (1.93 x 1.83)

Kitchen/Breakfast Room
15'11" x 13'4" (4.86 x 4.08)

First Floor Landing

Master Bedroom
14'6" x 10'4" (4.42 x 3.16)

En Suite Shower Room

Bedroom 2
11'6" x 8'11" (3.51 x 2.72)

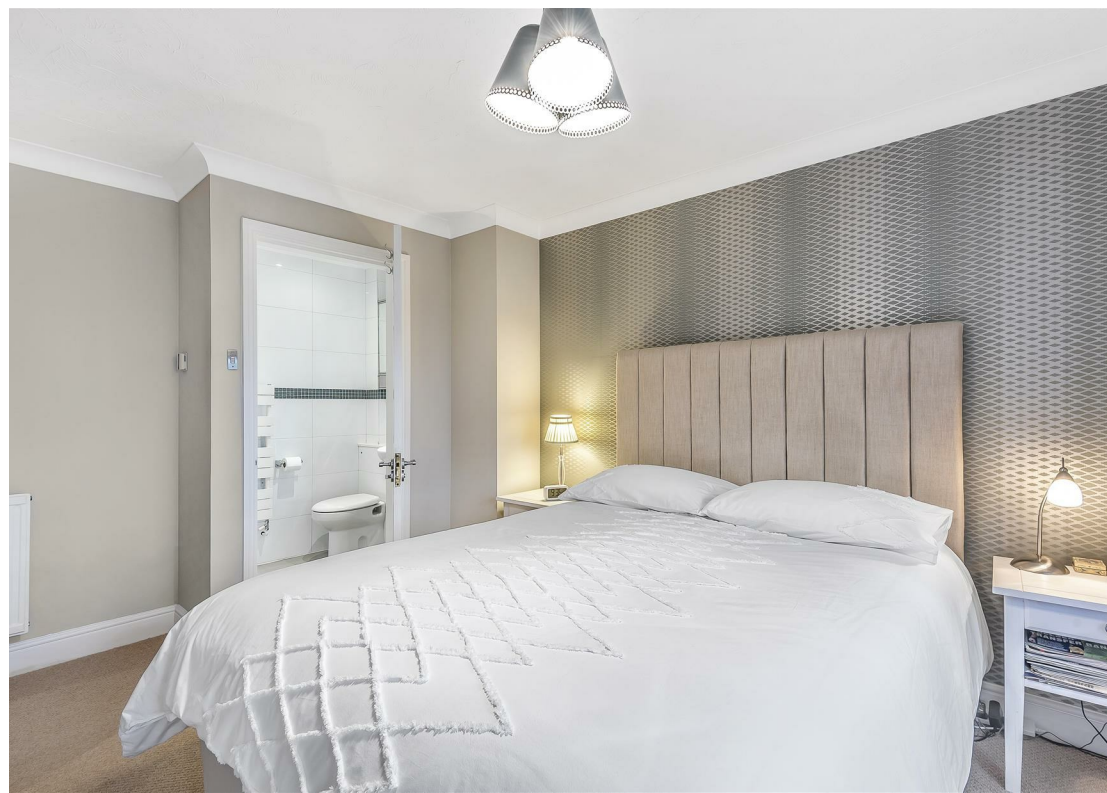
Bedroom 3
9'7" x 7'7" (2.93 x 2.32)

Bedroom 4
8'11" x 6'3" (2.72 x 1.93)

Family Bathroom

Office/Storage Room
8'1" x 6'11" (2.48 x 2.12)

Rear Garden
45'11" x 34'5" (14 x 10.50)



Floor Plan



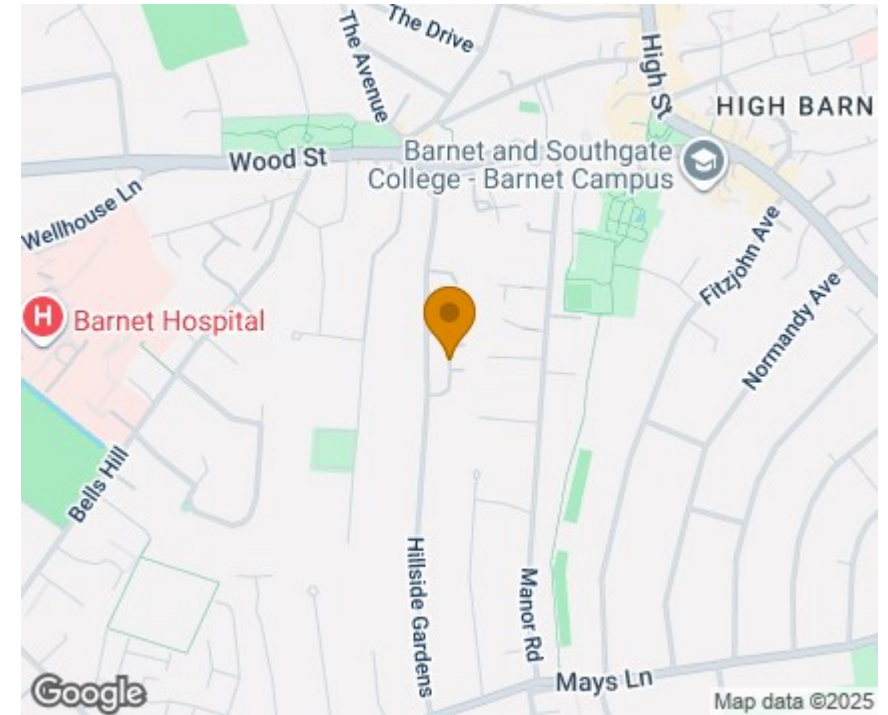
Illustration for identification purposes only, measurements are approximate, not to scale.

Viewing

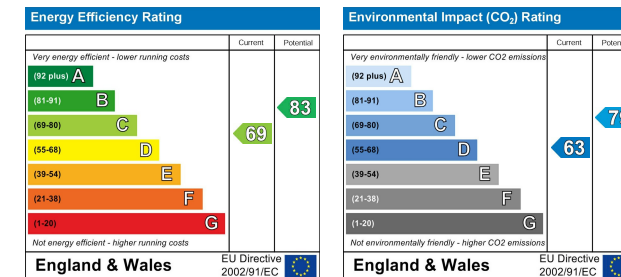
Please contact our Barnet Office on 020 8441 7173 if you wish to arrange a viewing appointment for this property or require further information.

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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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



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