



East View  
Barnet, EN5 5TN

£1,150,000

4 2 2 B

## East View

Barnet, EN5 5TN

We are delighted to offer for sale this superb BRAND NEW DETACHED FAMILY HOME situated in a highly desirable cul-de-sac, located just off BARNET HIGH STREET. The property has been built to a VERY HIGH STANDARD by Garadice Developments Ltd and benefits from a STYLISH & NETURAL DECOR which accentuates the feeling of light and space. The accommodation comprises: entrance hall, GUEST CLOAKROOM, UTILITY ROOM, spacious living room and a FEATURE OPEN PLAN ROOM at the rear of the property that combines the kitchen/lounge and dining room. The IMPRESSIVE DESIGN offers a beautiful aspect to the property with BI-FOLD DOORS leading out onto the ELEVATED SUN TERRACE. On the first floor there are FOUR BEDROOMS and TWO BATHROOMS. Further benefits of this excellent family home include: UNDERFLOOR HEATING, double glazing, a large block paved frontage, Solar panels, EV SUPPLY and a 10 YEAR WARRANTY. The property is situated close to Hadley Green and ideally placed for the COMMUTER (High Barnet Underground 0.6 of a mile).

EPC : B

## GROUND FLOOR





### Entrance Hall

6'8 x 5'3 (2.03m x 1.60m)

### Hall

16'9 x 9'10 (5.11m x 3.00m)

### Living Room

11'10 x 18'8 (3.61m x 5.69m)

### Dining Room

8'3 x 14'7 (2.51m x 4.45m)

### Kitchen/Breakfast Room

10'4 x 25'7 (3.15m x 7.80m)

### Utility Room

7'7 x 4'9 (2.31m x 1.45m)

### Guest Cloakroom

5'1 x 2'11 (1.55m x 0.89m)

## FIRST FLOOR

### Landing

### Bedroom

11'10 x 20'4 (3.61m x 6.20m)

### En Suite

9'2 x 4'11 (2.79m x 1.50m)

### Bedroom

8'3 x 13'1 (2.51m x 3.99m)

### Bedroom

10'4 x 18'1 (3.15m x 5.51m)

### Bathroom

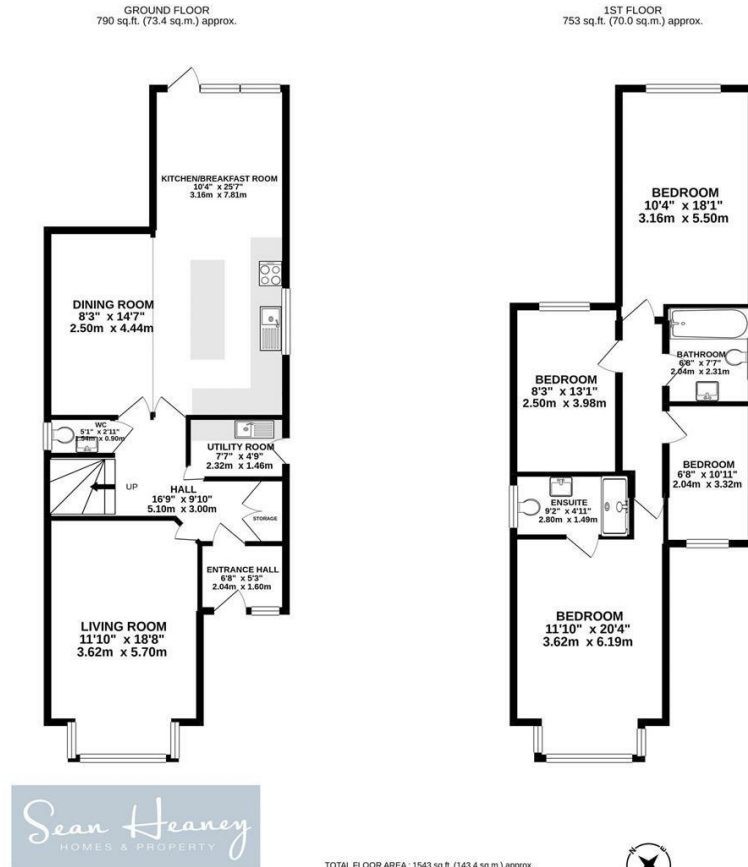
6'8 x 7'7 (2.03m x 2.31m)

### Bedroom

6'8 x 10'11 (2.03m x 3.33m)



## Floor Plan



## Viewing

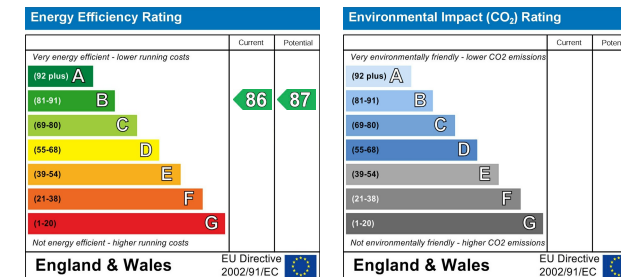
Please contact our Barnet Office on 020 8441 7173 if you wish to arrange a viewing appointment for this property or require further information.

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



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