

Sean Heaney

HOMES & PROPERTY



Old Fold View

Barnet, EN5 4EB

Guide Price £925,000



Old Fold View

Barnet, EN5 4EB

A well presented and much loved SEMI-DETACHED FAMILY HOME WITH STUNNING SOUTH FACING GARDEN.

Set in a quiet and desirable location, this SPACIOUS FOUR-BEDROOM RESIDENCE offers versatile family accommodation with EXCELLENT SCOPE for extension & improvement (STPP). Ideal for growing families, located for access to highly regarded schools, including Christ Church Primary and QE Boys Grammar School. This home combines peaceful surroundings with family-friendly convenience.

Arranged over THREE LEVELS, the layout provides great living space, comprising: welcoming entrance porch and hallway, bright bay-fronted reception lounge, through dining/living area, overlooking and leading to a beautiful MATURE PRIVATE REAR GARDEN, galley kitchen and GUEST CLOAKROOM. The first and second floors present FOUR BEDROOMS and TWO BATHROOMS (ONE EN-SUITE).

Situated in an EXCEPTIONALLY SOUGHT AFTER NEIGHBOURHOOD, the property benefits further from plenty of OFF-STREET PARKING and a GARAGE.

Viewing is strongly recommended and STRICTLY BY APPOINTMENT ONLY.

EPC : D

BARNET COUNCIL TAX BAND : F

TENURE : Freehold





GROUND FLOOR

Entrance Porch

Hallway

(Front) Reception Room
15'11 x 12'5 (4.85m x 3.78m)

(Back) Reception Room
13'5 x 11'1 (4.09m x 3.38m)

Dining Room
18'8 x 7'9 (5.69m x 2.36m)

Kitchen
8'9 x 7'9 (2.67m x 2.36m)

Guest Cloakroom

FIRST FLOOR

Landing

Bedroom One
15'11 x 11'1 (4.85m x 3.38m)

Bedroom Two
13'1 x 11'0 (3.99m x 3.35m)

Bedroom Three
7'10 x 7'10 (2.39m x 2.39m)

Family Bathroom
8'10 x 7'10 (2.69m x 2.39m)

SECOND FLOOR

Bedroom Four
20'1 x 11'0 (6.12m x 3.35m)

En Suite
5'7 x 5'3 (1.70m x 1.60m)

Eaves

GARAGE
19'6 x 9'8 (5.94m x 2.95m)

Floor Plan



Old Fold View, EN5

APPROXIMATE GROSS INTERNAL AREA 1728 SQ FT / 160.52 SQ M INC. GARAGE
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Viewing

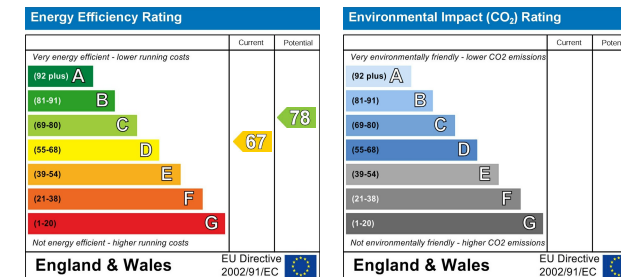
Please contact our Barnet Office on 020 8441 7173 if you wish to arrange a viewing appointment for this property or require further information.

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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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Area Map



Energy Efficiency Graph



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