

# Sean Heaney

HOMES & PROPERTY



**Meadway**  
New Barnet, Barnet, EN5 5LG  
£775,000

3 1 3 D

## Meadway

New Barnet, Barnet, EN5 5LG

Offering an exciting opportunity with POTENTIAL TO IMPROVE (stpp) on this CORNER PLOT in a popular residential location within close proximity to TRANSPORT & SHOPPING FACILITIES. The spacious and extended SEMI DETACHED BUNGALOW is walking distance of NEW BARNET MAINLINE (giving direct access to KINGS CROSS & MOORGATE), HIGH BARNET UNDERGROUND (Northern Line), shops, cafes & restaurants, as well as highly regarded schools in the local vicinity.

The residence consists; THREE BEDROOMS, kitchen & conservatory overlooking MATURE PRIVATE REAR GARDEN, GUEST CLOAKROOM, TWO FURTHER RECEPTION ROOMS and a GENEROUS FAMILY BATHROOM. Arranged over two floors the property benefits further from a LARGE DETACHED GARAGE situated at the bottom of the garden with direct street access.

Externally there is plenty of OFF STREET PARKING, generous patio area; front & rear and internally presents extensive family living space.

VIEWING STRONGLY ADVISED & BY APPOINTMENT ONLY

EPC : D

BARNET COUNCIL TAX BAND : tbc (F)

FREEHOLD





## GROUND FLOOR

### ENTRANCE HALL

### BEDROOM

13'6" x 12'4" (4.14 x 3.78)

### BEDROOM

16'7" x 14'3" (5.08 x 4.36)

### DINING ROOM

13'0" x 10'8" (3.98 x 3.27)

### GUEST CLOAKROOM

### FAMILY BATHROOM

16'5" x 8'0" (5.02 x 2.46)

### RECEPTION ROOM

16'4" x 13'11" (5.0 x 4.26)

### KITCHEN

16'4" x 10'5" (5.0 x 3.20)

### CONSERVATORY

12'7" x 10'0" (3.86 x 3.07)

## FIRST FLOOR

### BEDROOM

13'2" x 11'10" (4.03 x 3.63)

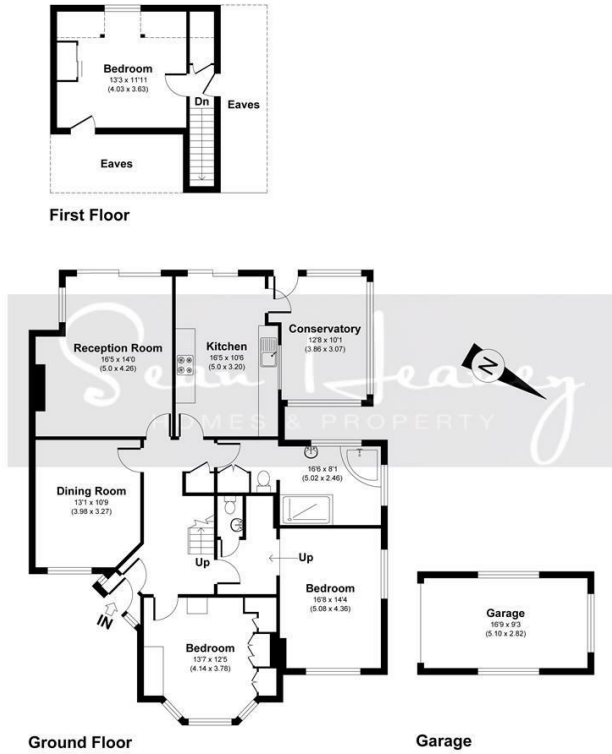
### EAVE STORAGE

### DETACHED GARAGE

16'8" x 9'3" (5.10 x 2.82)



## Floor Plan



## Viewing

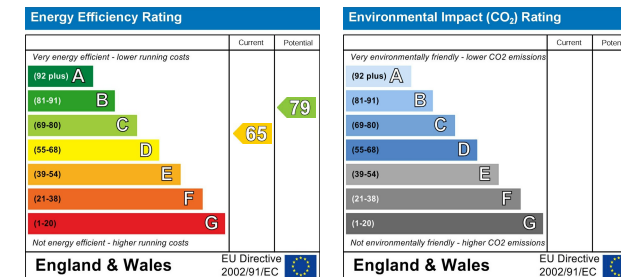
Please contact our Barnet Office on 020 8441 7173 if you wish to arrange a viewing appointment for this property or require further information.

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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.
4. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property.
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## Area Map



## Energy Efficiency Graph



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