



**Wycherley Crescent**

New Barnet, Barnet, EN5 1AR

Guide Price £730,000



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## Wycherley Crescent

New Barnet, Barnet, EN5 1AR

Set in this POPULAR RESIDENTIAL LOCATION we are delighted to market this beautifully presented & thoughtfully extended SEMI DETACHED property.

This much loved family home offers bright, well designed accommodation throughout and comprises a welcoming entrance hall, bay fronted reception room with feature fireplace, attractive fully fitted kitchen/breakfast room, GUEST CLOAKROOM/shower room, THREE BEDROOMS and an additional contemporary family bathroom on the first floor.

Externally the paved rear garden provides a private retreat, with the further benefit of a block paved front drive providing OFF-STREET PARKING for numerous vehicles.

The residence is conveniently placed for SHOPPING FACILITIES and within close proximity to Barnet & Whetstone High Streets with the many restaurants, cafes and local supermarkets. Ideally located within easy reach of transport links including both HIGH BARNET UNDERGROUND (Northern Line), NEW BARNET MAINLINE and highly sought after schools in the area. This property presents the perfect family home and VIEWING IS STRONGLY RECOMMENDED.

EPC : D

BARNET COUNCIL TAX BAND : E

TENURE : FREEHOLD





## GROUND FLOOR

**Entrance Hall**

**Reception Room**

14'3 x 11'6 (4.34m x 3.51m)

**Family Room**

11'7 x 10'4 (3.53m x 3.15m)

**Kitchen**

17'0 x 12'7 (5.18m x 3.84m)

**Shower Room/Guest**

**Cloakroom**

6'9 x 5'9 (2.06m x 1.75m)

**Cupboard**

## FIRST FLOOR

**Landing**

**Bedroom 1**

14'6 x 11'7 (4.42m x 3.53m)

**Bedroom 2**

13'3 x 11'9 (4.04m x 3.58m)

**Bedroom 3**

7'3 x 6'10 (2.21m x 2.08m)

**Family Bathroom**

8'4 x 6'10 (2.54m x 2.08m)

**GARDEN**

24'4 (7.42m)



## Floor Plan



Wycherley Crescent, EN5

APPROXIMATE GROSS INTERNAL AREA 1057 SQ FT / 98.2 SQ M INC.  
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## Viewing

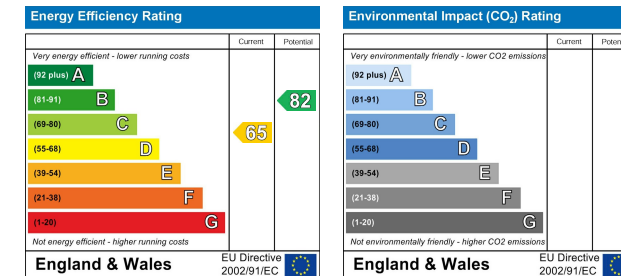
Please contact our Barnet Office on 020 8441 7173 if you wish to arrange a viewing appointment for this property or require further information.

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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