



**Sebright Road**  
High Barnet, EN5 4HN  
**£825,000**

## Sebright Road

High Barnet, EN5 4HN

This BEAUTIFUL HOME home has been STYLISHLY ENHANCED by the current long-standing owner and offers well planned VERSATILE SPACE.

The DECEPTIVELY SPACIOUS PROPERTY has been thoughtfully designed to maximised all aspects of this extremely attractive DETACHED FAMILY RESIDENCE and is arranged over two floors. The accommodation consists; THREE BEDROOMS, THREE RECEPTION ROOMS, kitchen, TWO BATHROOMS, including downstairs shower room & a family bathroom.

The house has been improved to an exceptionally high standard presenting a luxurious lifestyle in a HIGHLY SOUGHT AFTER LOCATION. With the added benefit of OFF STREET PARKING and a dropped kerb, the property offers a unique opportunity to move to a desirable residential neighbourhood within the catchment of MANY GOOD & OUTSTANDING SCHOOLS.

The PRIVATE MATURE GARDEN offers a secluded retreat, with patio seating to the side of the plot.

\* We strongly advise early viewing \*

EPC : D

BARNET COUNCIL TAX BAND : E

TENURE : FREEHOLD





## GROUND FLOOR

Entrance

Reception Room

13'11 x 12'0 (4.24m x 3.66m)

Dining Room

12'1 x 11'1 (3.68m x 3.38m)

Kitchen

16'0 x 7'5 (4.88m x 2.26m)

Family Room

13'11 x 10'1 (4.24m x 3.07m)

Shower Room

## FIRST FLOOR

Landing

Bedroom One

12'1 x 11'11 (3.68m x 3.63m)

Bedroom Two

11'11 x 9'0 (3.63m x 2.74m)

Family Bathroom

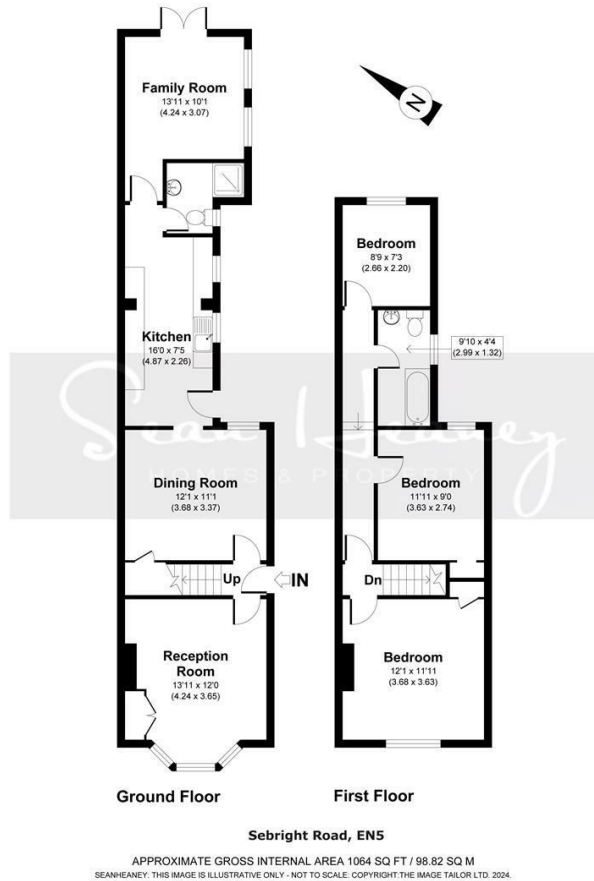
9'10 x 4'4 (3.00m x 1.32m)

Bedroom Three

8'9 x 7'3 (2.67m x 2.21m)



## Floor Plan

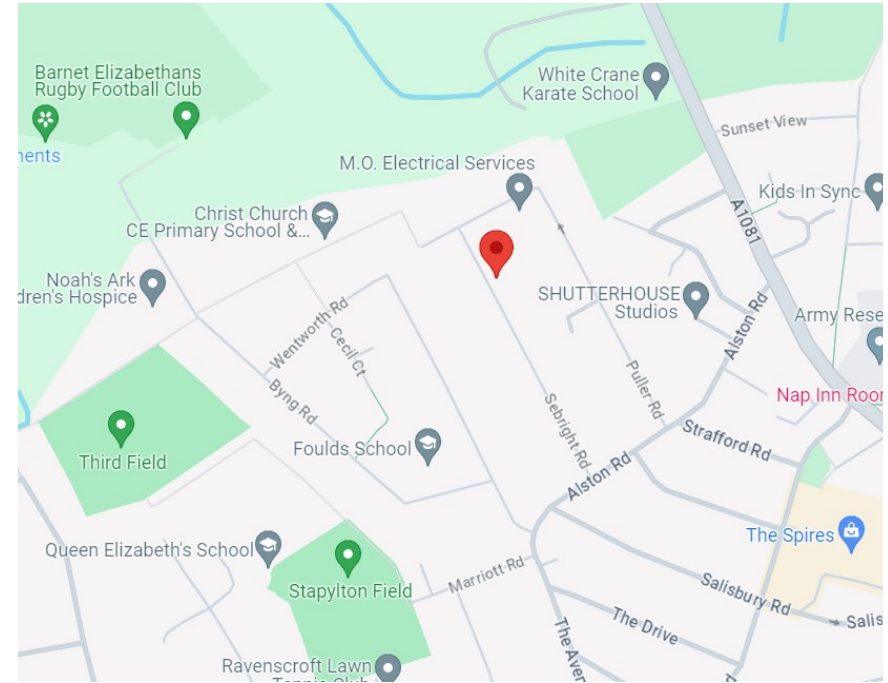


## Viewing

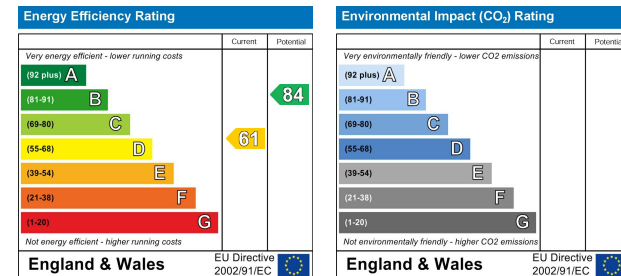
Please contact our Barnet Office on 020 8441 7173 if you wish to arrange a viewing appointment for this property or require further information.

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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