



**Fairfield Way**

Barnet, EN5 2BG

Offers Over £600,000



# Fairfield Way

Barnet, EN5 2BG

A well presented THREE BEDROOM FAMILY HOME located in SOUGHT AFTER LOCATION conveniently placed for the commuter CLOSE TO HIGH BARNET UNDERGROUND.

The SEMI DETACHED residence consists; entrance hall, GUEST CLOAKROOM, kitchen, TWO RECEPTION ROOMS, THREE BEDROOMS, family bathroom & separate WC.

The property benefits from GOOD LOCAL SCHOOLS, SHOPPING FACILITIES and is in close proximity to HIGH BARNET PARK.

A much loved family home, offered CHAIN FREE, with the further benefit of EXTENSIVE SCOPE FOR IMPROVEMENT (STPP).

EPC : D

BARNET COUNCIL TAX BAND : E

FREEHOLD





## GROUND FLOOR

Hallway

Guest Cloakroom

5'2" x 2'6" (1.57m x 0.76m)

Storage

Living Room

13'4" x 11'4" (4.07 x 3.46)

Dining Room

14'2" x 11'4" (4.33 x 3.46)

Kitchen

11'2" x 6'4" (3.42 x 1.95)

## FIRST FLOOR

Landing

Bedroom 1

13'4" x 10'10" (4.07 x 3.32)

Bedroom 2

12'4" x 10'10" (3.76 x 3.32)

Bedroom 3

8'10" x 6'10" (2.71 x 2.09)

Family Bathroom

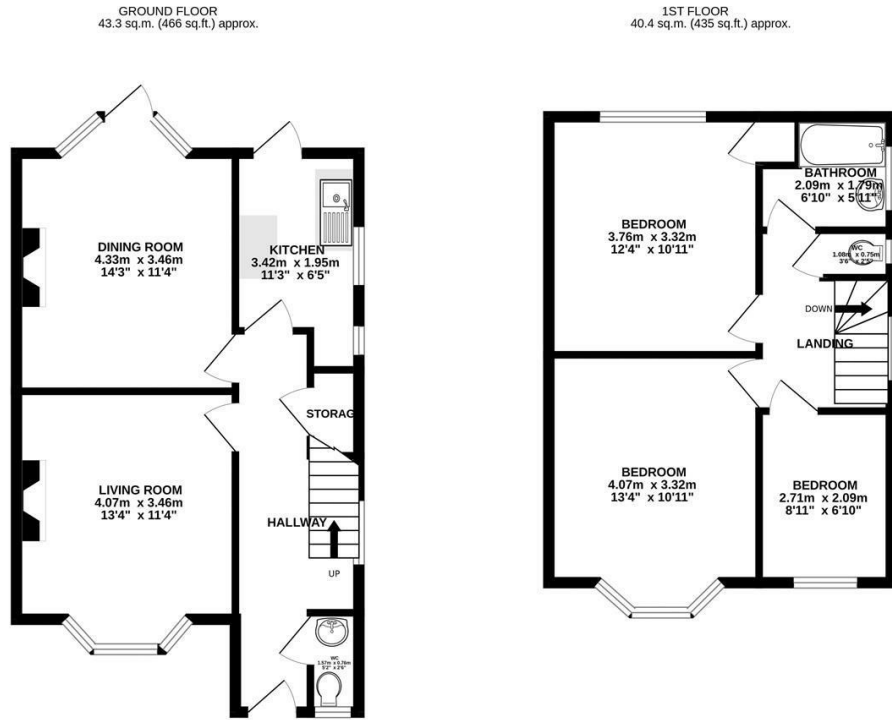
6'10" x 5'10" (2.09 x 1.79)

Separate WC

3'6" x 2'5" (1.08 x 0.75)



## Floor Plan



**TOTAL FLOOR AREA:** 83.7 sq.m. (901 sq.ft.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.  
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## Viewing

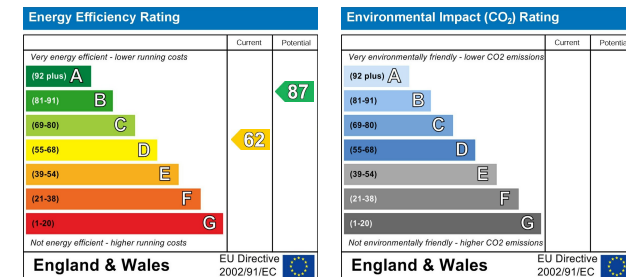
Please contact our Barnet Office on 020 8441 7173 if you wish to arrange a viewing appointment for this property or require further information.

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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