



**Milton Avenue**

High Barnet, Barnet, EN5 2EU

£565,000

2 1 2 F

## Milton Avenue

High Barnet, Barnet, EN5 2EU

A 2/3 bedroom semi detached bungalow situated in this highly regarded residential avenue within walking distance of High Barnet underground as well as being close to the town centre with it's multiple shopping, transport and leisure facilities. Sought after local schools are also close by including St Catherine's Primary. The property, which is offered for sale with no upward chain, has been in the same family ownership for many years and has been beautifully maintained throughout but would now benefit from some updating in certain areas yet at the same time offers tremendous scope for further extension (subject to the necessary consents). The bright and airy accommodation (approx 1102 SQ FT) currently consists of 2 double bedrooms, an open plan lounge/ dining room, kitchen/breakfast room and a family bathroom. The beautifully manicured, mature rear garden extends to approx. 68 ft in depth and has the benefit of a detached garage which is approached via a shared driveway. EPC F.





**Hallway**

**Lounge/Dining Room**  
25'9" x 10'5" (7.87 x 3.18)

**Kitchen/ Breakfast Room**  
17'3" x 8'11" (5.28 x 2.74)

**Bedroom One**  
14'9" x 13'5" (4.50 x 4.09)

**Bedroom Two**  
12'2" x 11'6" (3.71 x 3.51)

**Family Bathroom**

**Rear Garden**  
68'5" x 38'7" (20.87 x 11.77)

**Detached Garage**  
18'0" x 10'11" (5.49 x 3.35)

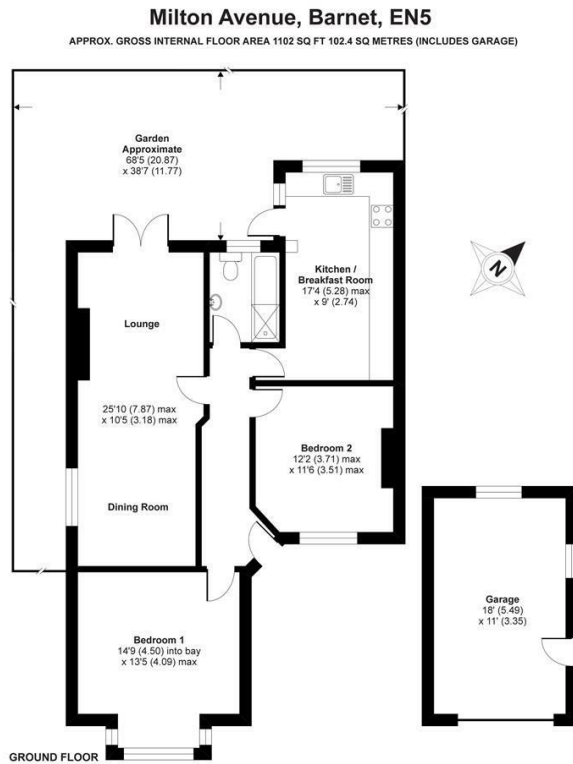
**Fully Double Glazed**

**Gas Central Heating**

**No Chain**



## Floor Plan

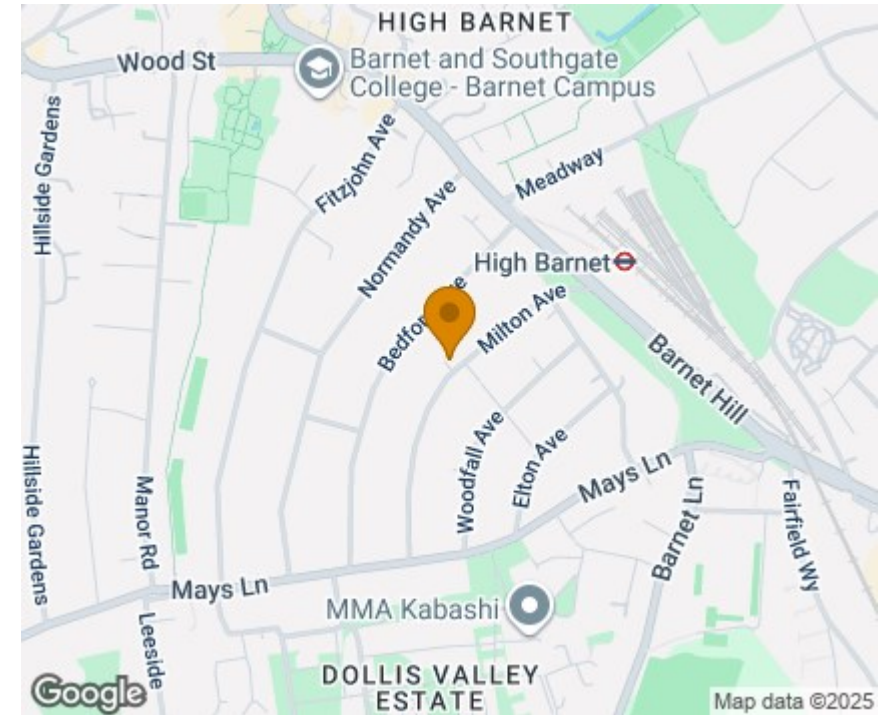


## Viewing

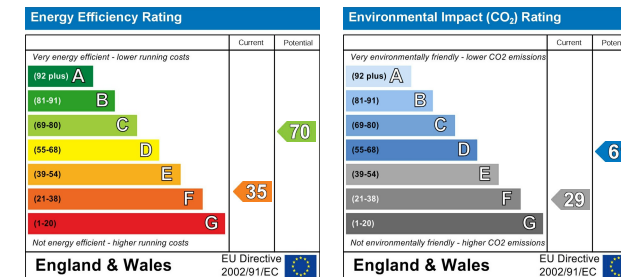
Please contact our Barnet Office on 020 8441 7173 if you wish to arrange a viewing appointment for this property or require further information.

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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