



## The Linkway

Barnet, EN5 2BX

Guide Price £697,500



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Situated in this SOUGHT AFTER LOCATION conveniently placed for the commuter CLOSE TO HIGH BARNET UNDERGROUND, this well presented FOUR BEDROOM SEMI DETACHED property offers a great FAMILY HOME with an attractive frontage.

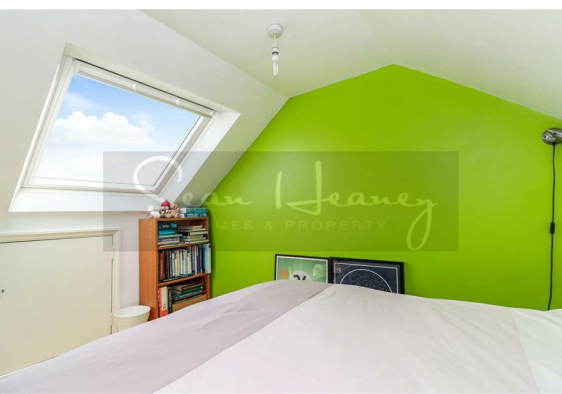
The ground floor accommodation consists; entrance hall, reception through dining room, downstairs shower & cloakroom, newly refurbished MODERN KITCHEN/BREAKFAST ROOM leading to SOUTH FACING REAR GARDEN & patio area. Arranged over three levels; 3 bedrooms and a spacious family bathroom on the first floor and a further bedroom based on the second floor.

The residence has the asset of TWO OUTBUILDINGS/GARAGE/GARDEN STORE and benefits further from a log burner in the main living area, GOOD LOCAL SCHOOLS & SHOPPING FACILITIES.

EPC : D

BARNET COUNCIL TAX BAND : E

TENURE : FREEHOLD





## GROUND FLOOR

Porch

Entrance Hall

Reception Room

13'0 x 12'1 (3.96m x 3.68m)

Dining Room

12'4 x 11'2 (3.76m x 3.40m)

Kitchen

13'3 x 9'1 (4.04m x 2.77m)

Shower Room

11'3 x 6'3 (3.43m x 1.91m)

## FIRST FLOOR

Landing

Bedroom One

13'7 x 10'10 (4.14m x 3.30m)

Bedroom Two

12'3 x 10'10 (3.73m x 3.30m)

Bedroom Three

8'6 x 6'11 (2.59m x 2.11m)

Family Bathroom

8'5 x 6'3 (2.57m x 1.91m)

## SECOND FLOOR

Bedroom Four

11'4 x 10'0 (3.45m x 3.05m)

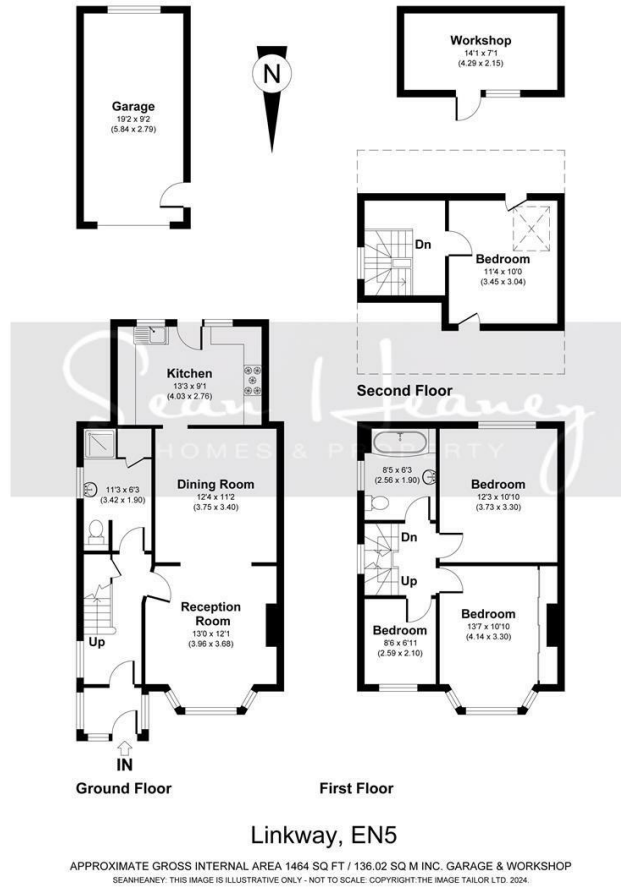
GARAGE

19'2 x 9'2 (5.84m x 2.79m)

GARDEN STORE/WORKSHOP

14'1 x 7'1 (4.29m x 2.16m)

## Floor Plan

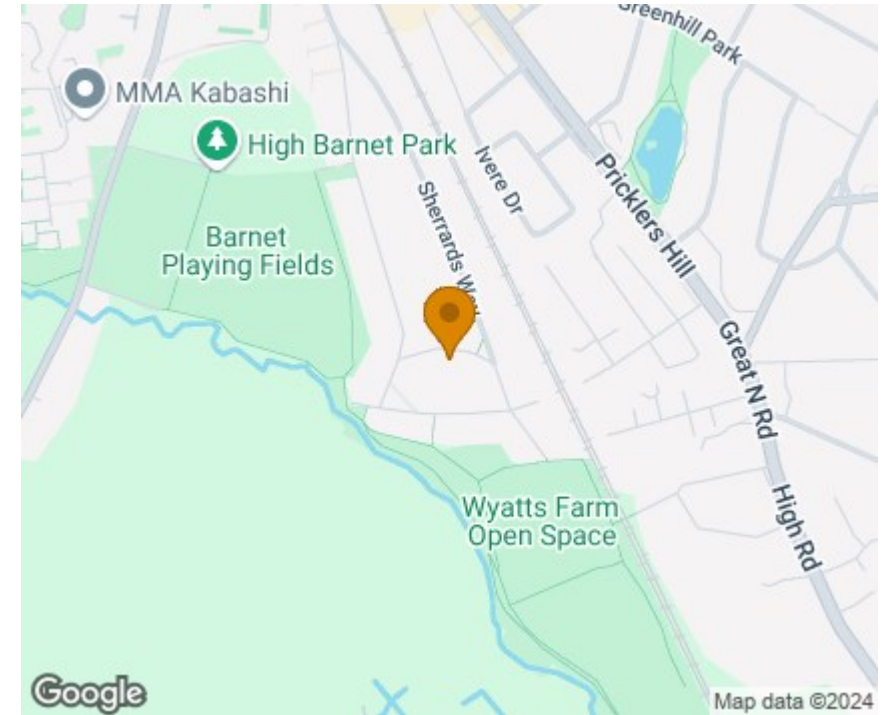


## Viewing

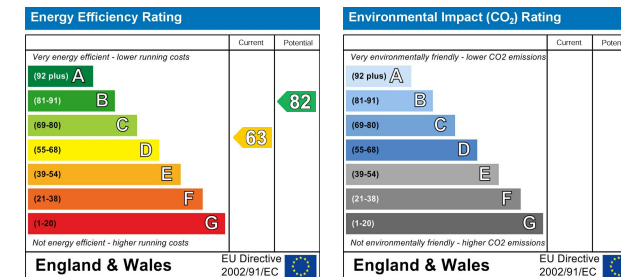
Please contact our Barnet Office on 020 8441 7173 if you wish to arrange a viewing appointment for this property or require further information.

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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