Sean Heaney
HOMES & PROPERTY



The Linkway

Barnet, EN5 2BX

Guide Price £815,000

4 2 2 D

SEAN HEANEY
HOMES & PROPERTY

The Linkway

Barnet, EN5 2BX

Four-Bedroom Semi-Detached Family Home in a Sought-After Location

Situated in this sought-after location, conveniently positioned for commuters and within easy reach of High Barnet Underground Station, this well-presented four-bedroom semi-detached home offers excellent family accommodation arranged over three floors.

The ground floor comprises a welcoming entrance hall, spacious through reception/dining room with log burner, downstairs shower room and utility/cloakroom, a brand new modern kitchen/breakfast room, recently refurbished and extended.

The kitchen provides direct access to the south-facing rear garden and patio area. Externally there is a useful workshop/outbuilding, providing excellent storage and practical additional space.

The first floor provides three bedrooms and a spacious family bathroom, while the second floor offers a further fourth bedroom, providing versatile accommodation for a growing family, guests, or home working.

The property is ideally located for a range of good local schools, shopping facilities and transport links, making it an excellent choice for families and commuters alike.

EPC : D

BARNET COUNCIL TAX BAND : E

TENURE : FREEHOLD

























GROUND FLOOR

Porch
6'2 x 4'2 (1.88m x 1.27m)

Entrance Hall

Front Reception Room
12'0 x 12'10 (3.66m x 3.91m)

Through Dining Room
11'1 x 12'2 (3.38m x 3.71m)

Kitchen/Breakfast Room
16'2 x 11'9 (4.93m x 3.58m)

Guest Shower/Utility Room
6'3 x 7'9 (1.91m x 2.36m)

FIRST FLOOR

Landing
4'4 x 6'8 (1.32m x 2.03m)

Bedroom One
8'8 x 13'2 (2.64m x 4.01m)

Bedroom Two
10'9 x 12'0 (3.28m x 3.66m)

Bedroom Three
6'9 x 8'7 (2.06m x 2.62m)

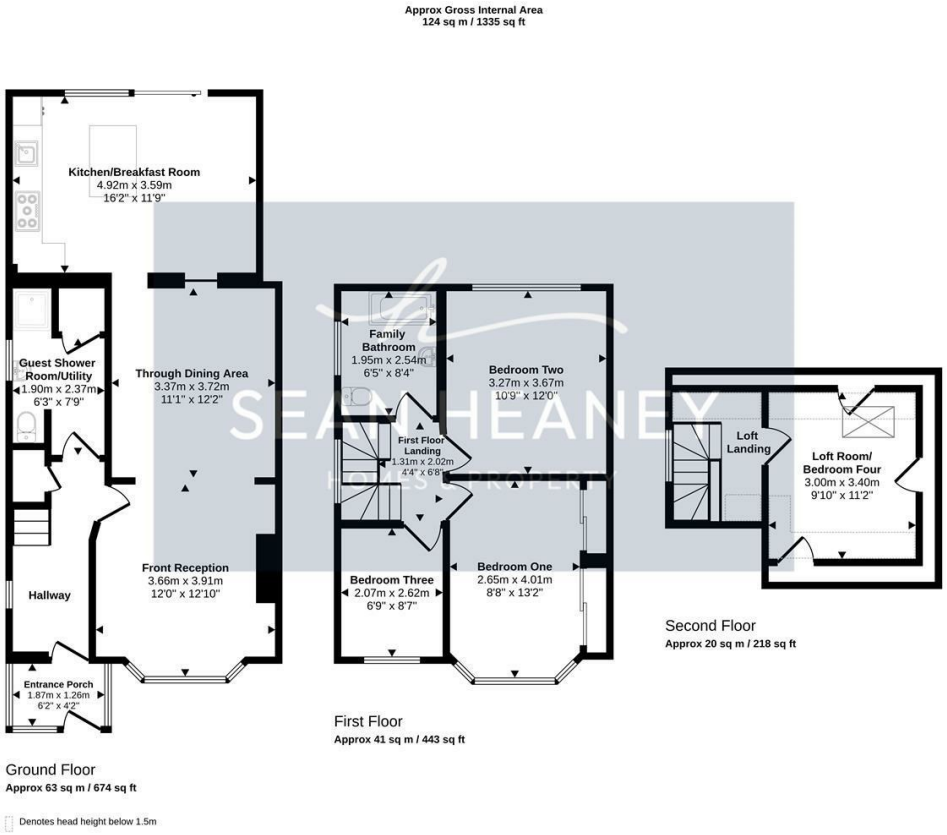
Family Bathroom
6'5 x 8'4 (1.96m x 2.54m)

SECOND FLOOR

Loft Room/Bedroom Four
9'10 x 11'2 (3.00m x 3.40m)

GARDEN STORE/WORKSHOP
14'1 x 7'1 (4.29m x 2.16m)

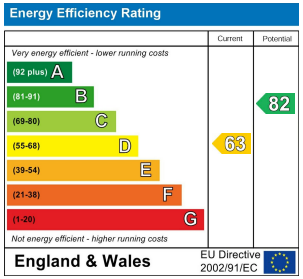
Floor Plan

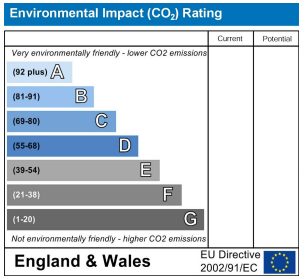


Area Map



Energy Efficiency Graph





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.

Highstone House, 165 High Street, Barnet, Hertfordshire, EN5 5SU

T: 020 8441 7173 E: sales@seanheaney.co.uk W: www.seanheaney.co.uk