

# Sean Heaney

HOMES & PROPERTY



**The Drive**  
High Barnet, Barnet, EN5 4JG  
Guide Price £785,000



## The Drive

High Barnet, Barnet, EN5 4JG

A WELL PRESENTED VICTORIAN FAMILY HOME situated in this ever popular and SOUGHT AFTER LOCATION. The property offers deceptively SPACIOUS ACCOMMODATION in a desirable residential turning behind 'The Spires' and within walking distance of HIGH BARNET TOWN CENTRE, popular local schools and transport facilities including the NORTHERN LINE UNDERGROUND.

The property is arranged over 3 levels and consists of entrance hall, TWO RECEPTION ROOMS, kitchen/breakfast room, CONSERVATORY, two bedrooms, a family bathroom & separate WC on the first floor with additional PRINCIPAL EN-SUITE BEDROOM, through study/dressing room to the second floor.

The THREE BEDROOM terraced residence with PERIOD FEATURES is nestled in the HEART OF BARNET and offers the perfect neighbourhood.

EPC : D

BARNET COUNCIL TAX BAND : E

TENURE : Freehold





## GROUND FLOOR

Entrance Hall

Reception Room

13'3 x 11'3 (4.04m x 3.43m)

Dining Room

12'1 x 11'5 (3.68m x 3.48m)

Kitchen

14'5 x 9'11 (4.39m x 3.02m)

Conservatory

13'11 x 7'8 (4.24m x 2.34m)

## FIRST FLOOR

Landing

Bedroom

14'10 x 11'6 (4.52m x 3.51m)

Bedroom

11'5 x 8'11 (3.48m x 2.72m)

Family Bathroom

9'11 x 6'3 (3.02m x 1.91m)

Separate WC

## SECOND FLOOR

Bedroom

17'0 x 9'11 (5.18m x 3.02m)

En Suite

7'1 x 4'10 (2.16m x 1.47m)

Study

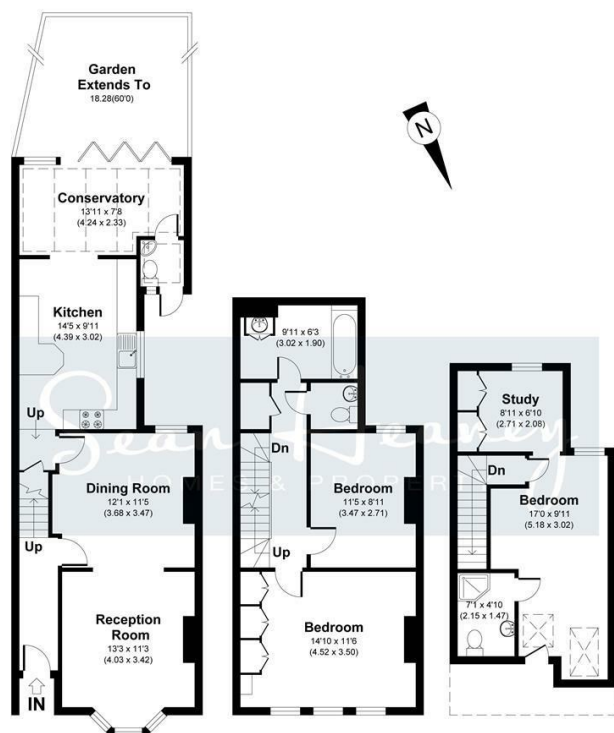
8'11 x 6'10 (2.72m x 2.08m)

GARDEN

extends to 60'0 (extends to 18.29m)



## Floor Plan



The Drive, EN5

APPROXIMATE GROSS INTERNAL AREA 1345 SQ FT / 124.94 SQ M  
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## Viewing

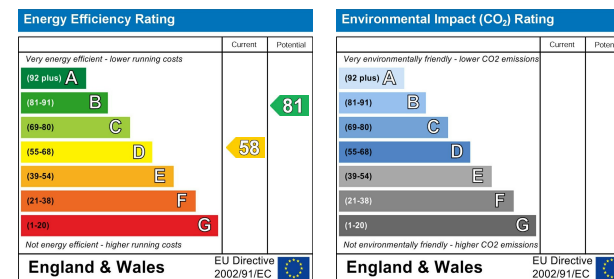
Please contact our Barnet Office on 020 8441 7173 if you wish to arrange a viewing appointment for this property or require further information.

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.
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## Area Map



## Energy Efficiency Graph



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

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