

Sean Heaney
HOMES & PROPERTY



Wentworth Road
High Barnet, Barnet, EN5 4NT
Offers Over £700,000

 4  1  3  D

Wentworth Road

High Barnet, Barnet, EN5 4NT

An extended semi detached character home with an annexe offering extremely versatile accommodation in this much sought after location within the 'Foulds' and 'Christchurch' school catchment area as well as situated within easy reach of High Barnet town centre with it's multiple shopping, leisure and transport facilities including the Northern Line underground. The property, which is offered for sale with no upward chain, is in need of refurbishment throughout and offers further scope to extend (subject to the necessary consents). The current accommodation which totals over 1330 sq ft consists of 2 reception rooms, a conservatory, guest WC and a kitchen to the ground floor which then leads to an annexe area consisting of 2 rooms which could be utilised as living accommodation or a home office/extra reception space with independent access to the side. To the first floor, there are 3 bedrooms and a family bathroom. The mature rear garden extends to approx 28m in depth. EPC: D

FRONT GARDEN

19'0" x 25'3" (5.80 x 7.70)

GROUND FLOOR

Hall

Living Room

10'5" x 13'1" (3.20 x 4.00)





Dining Room
12'5" x 11'0" (3.79 x 3.37)

Conservatory
5'8" x 10'0" (1.75 x 3.07)

Kitchen
8'5" x 8'0" (2.57 x 2.44)

Lobby

Store

WC

ANNEXE AREA

Reception Area
11'2" x 11'9" (3.42 x 3.60)

Bedroom 4
10'10" x 11'9" (3.31 x 3.60)

FIRST FLOOR

Landing

Bedroom 1
12'1" x 11'3" (3.70 x 3.43)

Bedroom 2
10'11" x 11'3" (3.35 x 3.43)

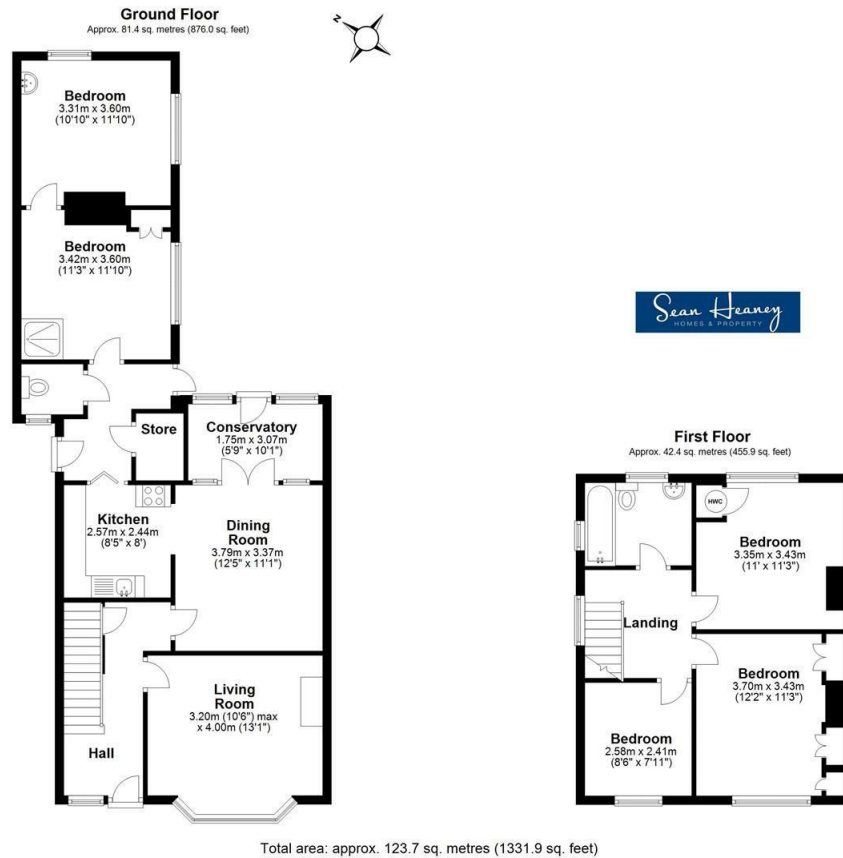
Bedroom 3
8'5" x 7'10" (2.58 x 2.41)

Family Bathroom

REAR GARDEN
91'10" x 25'3" (28 x 7.70)



Floor Plan



Viewing

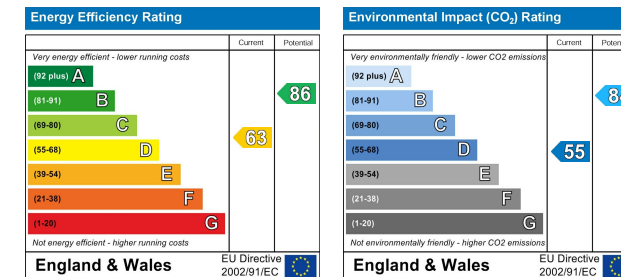
Please contact our Barnet Office on 0208 441 7173 if you wish to arrange a viewing appointment for this property or require further information.

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



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

T: 0208 441 7173 E: sales@seanheaney.co.uk W: www.seanheaney.co.uk