

# Sean Heaney

HOMES & PROPERTY



## Old Fold View

Barnet, EN5 4EB

Guide Price £925,000



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A well presented and much loved SEMI-DETACHED FAMILY HOME WITH STUNNING SOUTH FACING GARDEN.

Set in a quiet and desirable location, this SPACIOUS FOUR-BEDROOM RESIDENCE offers versatile family accommodation with EXCELLENT SCOPE for extension & improvement (STPP). Ideal for growing families, located for access to highly regarded schools, including Christ Church Primary and QE Boys Grammar School. This home combines peaceful surroundings with family-friendly convenience.

Arranged over THREE LEVELS, the layout provides great living space, comprising: welcoming entrance porch and hallway, bright bay-fronted reception lounge, through dining/living area, overlooking and leading to a beautiful MATURE PRIVATE REAR GARDEN, galley kitchen and GUEST CLOAKROOM. The first and second floors present FOUR BEDROOMS and TWO BATHROOMS (ONE EN-SUITE).

Situated in an EXCEPTIONALLY SOUGHT AFTER NEIGHBOURHOOD, the property benefits further from plenty of OFF-STREET PARKING and a GARAGE.

Viewing is strongly recommended and STRICTLY BY APPOINTMENT ONLY.

EPC : D

BARNET COUNCIL TAX BAND : F

TENURE : Freehold





## GROUND FLOOR

Entrance Porch

Hallway

**(Front) Reception Room**

15'11 x 12'5 (4.85m x 3.78m)

**(Back) Reception Room**

13'5 x 11'1 (4.09m x 3.38m)

**Dining Room**

18'8 x 7'9 (5.69m x 2.36m)

**Kitchen**

8'9 x 7'9 (2.67m x 2.36m)

**Guest Cloakroom**

## FIRST FLOOR

Landing

**Bedroom One**

15'11 x 11'1 (4.85m x 3.38m)

**Bedroom Two**

13'1 x 11'0 (3.99m x 3.35m)

**Bedroom Three**

7'10 x 7'10 (2.39m x 2.39m)

**Family Bathroom**

8'10 x 7'10 (2.69m x 2.39m)

## SECOND FLOOR

**Bedroom Four**

20'1 x 11'0 (6.12m x 3.35m)

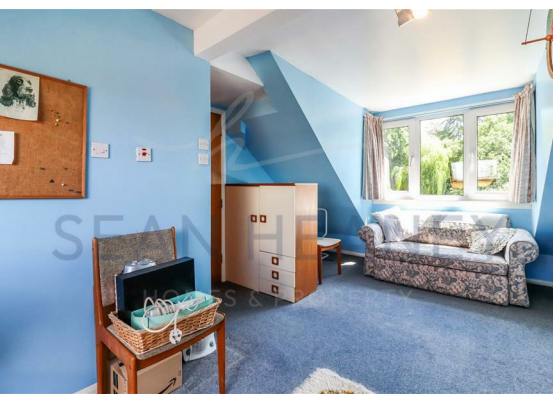
**En Suite**

5'7 x 5'3 (1.70m x 1.60m)

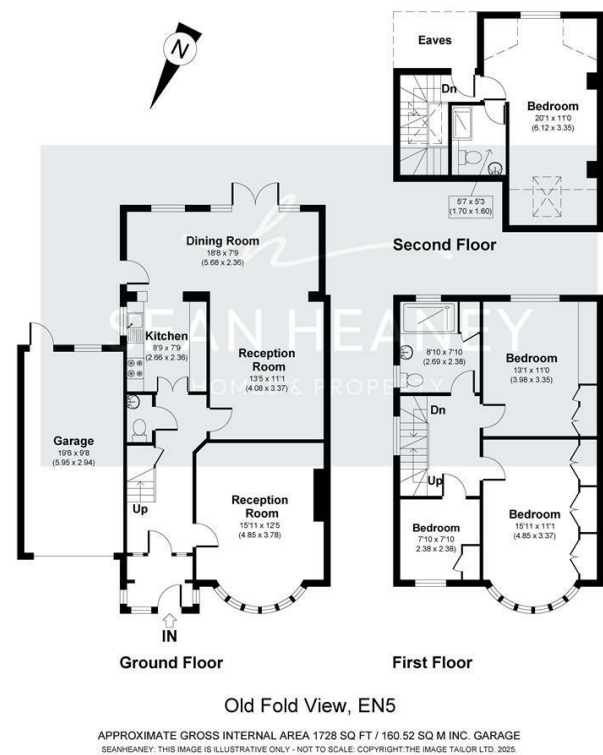
**Eaves**

**GARAGE**

19'6 x 9'8 (5.94m x 2.95m)



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

