



## York Road

New Barnet, Barnet, EN5 1LN

Guide Price £699,950



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This 3 BEDROOM property offers well planned family living space within a SOUGHT AFTER RESIDENTIAL LOCATION. Arranged over three levels, the end of terrace property was originally constructed in 1999 and comprises through lounge/dining area, fitted kitchen leading to patio & raised lawn, two DOUBLE BEDROOMS on the first floor with family bathroom and a further principal room with EN-SUITE.

Externally the property benefits from OFF STREET PARKING, front and rear private garden with WORKSHOP & GARAGE.. IDEALLY LOCATED FOR THE COMMUTER with NEW BARNET MAINLINE a short walk (providing direct access to Kings Cross/Moorgate) and HIGH BARNET UNDERGROUND (Northern Line) within easy reach. The location benefits further from cafes, restaurants, MANY LOCAL SHOPPING FACILITIES, GOOD & OUTSTANDING SCHOOLS, Parks and excellent transport links.

EPC : C

BARNET COUNCIL TAX BAND : E

TENURE : FREEHOLD





## GROUND FLOOR

### Hall

**Living Room/Lounge**  
13'10 x 11'0 (4.22m x 3.35m)

**Dining Area**  
14'3 x 8'4 (4.34m x 2.54m)

**Kitchen**  
14'3 x 7'2 (4.34m x 2.18m)

## FIRST FLOOR

### Landing

**Bedroom Two**  
14'3 x 7'6 (4.34m x 2.29m)

**Bedroom Three**  
11'1 x 8'10 (3.38m x 2.69m)

**Family Bathroom**  
7'7 x 5'1 (2.31m x 1.55m)

## SECOND FLOOR

**Bedroom One**  
13'6 x 11'0 (4.11m x 3.35m)

### En Suite

### Eaves Storage

**WORKSHOP**  
13'3 x 9'0 (4.04m x 2.74m)

**GARAGE**  
17'6 x 9'2 (5.33m x 2.79m)

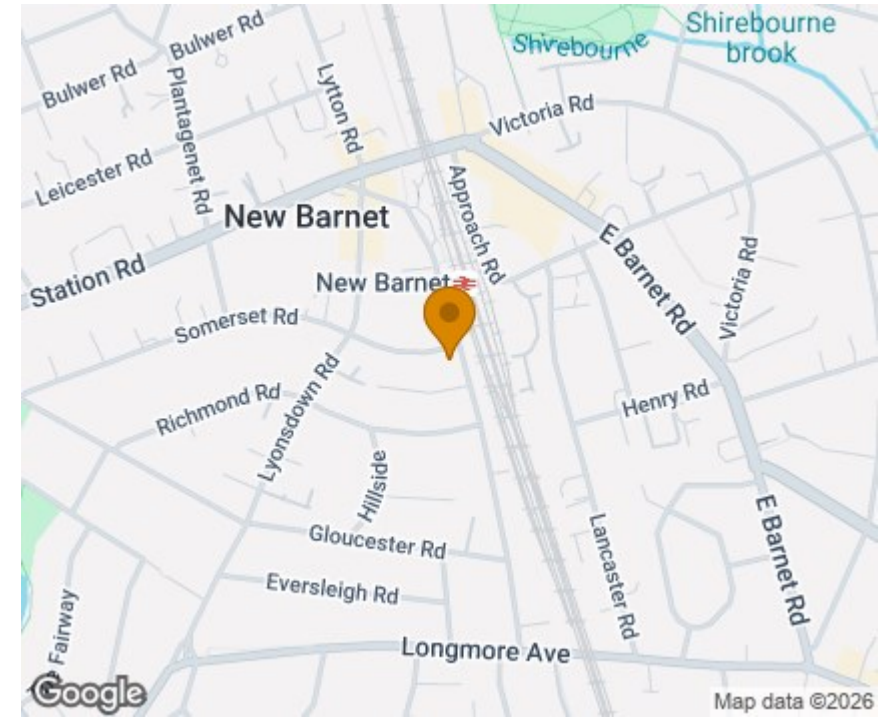
## SHED/OUTBUILDING

**GARDEN**  
34'10 x 30'10 (10.62m x 9.40m)

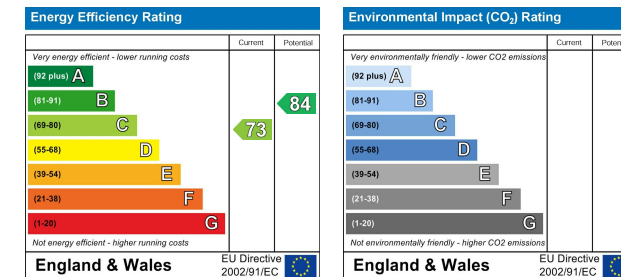
## Floor Plan



## 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.

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