

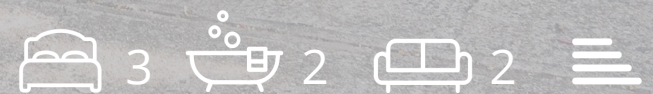
Sean Heaney
HOMES & PROPERTY



Potters Lane

New Barnet, Barnet, EN5 5BE

Offers In Excess Of £650,000



Potters Lane

New Barnet, Barnet, EN5 5BE

Offering FAR REACHING VIEWS over Barnet and situated in this SOUGHT AFTER RESIDENTIAL ROAD, convenient for NEW BARNET MAINLINE STATION and HIGH BARNET UNDERGROUND. This three bedroom EXTENDED BUNGALOW is accessed via a BEAUTIFUL SECLUDED ENTRANCE and comprises two separate reception rooms, kitchen, conservatory, two good sized bedrooms and a shower room. On the first floor there is a double bedroom and bathroom. Also within close proximity are LOCAL SHOPPING FACILITIES, popular schools and recreational areas including Tudor Park and Hadley Woods. The property also benefits from a SOUTHERLY ASPECT MATURE GARDEN with a patio area and extended lawn, GARAGE and OFF STREET PARKING to the front.

EPC : To follow

GROUND FLOOR

Driveway

23'1 x 21'5 (7.04m x 6.53m)

Entrance Hall





Reception Room 1
15'10 x 13'2 (4.83m x 4.01m)

Reception Room 2
12'2 x 10'3 (3.71m x 3.12m)

Kitchen
12'2 x 9'3 (3.71m x 2.82m)

Conservatory
12'10 x 10'11 (3.91m x 3.33m)



Master Bedroom
14'10 x 10'11 (4.52m x 3.33m)

Bedroom 3
9'3 x 7'7 (2.82m x 2.31m)

Shower Room
9'3 x 6'7 (2.82m x 2.01m)

Rear Garden
59'4 x 26' (18.08m x 7.92m)



Shed

FIRST FLOOR

Bedroom 2
11'6 x 9'11 (3.51m x 3.02m)

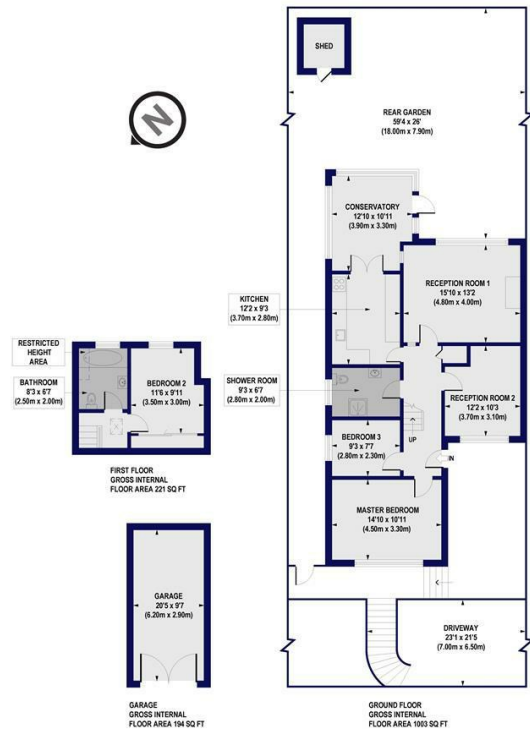
Bathroom
8'3 x 6'7 (2.51m x 2.01m)

Garage
20'5 x 9'7 (6.22m x 2.92m)



Floor Plan

Potters Lane, EN5
 Approx. Gross Internal Floor Area 1418 sq. ft / 131.75 sq. m (Including Restricted Height Area & Garage)
 Approx. Gross Internal Floor Area 1218 sq. ft / 113.20 sq. m (Excluding Restricted Height Area & Garage)



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

Viewing

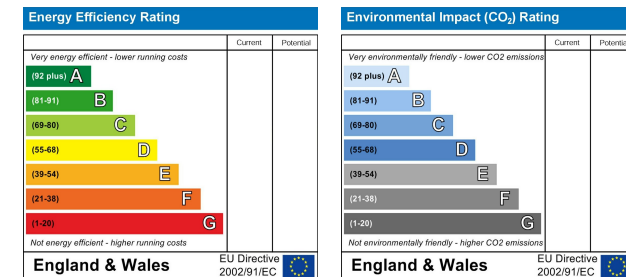
Please contact our Barnet Office on 0208 441 7173 if you wish to arrange a viewing appointment for this property or require further information.

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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.
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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

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