



**Bedford Avenue**  
High Barnet, Barnet, EN5 2ER  
£1,100,000

 5  2  3  E

## Bedford Avenue

High Barnet, Barnet, EN5 2ER

\*CIRCA 1905\*

An elegant and beautifully maintained Edwardian semi detached family home situated in one of High Barnet's most popular residential avenues being within walking distance of the town centre as well as the Northern Line underground and highly regarded local schools. The property, which is over 2,000 SQ FT in total, is a fine example of an Edwardian period home and has retained many of its original features including fireplaces, internal doors high ceilings with mouldings and sash windows. The accommodation, which is arranged over 3 floors, is accessed via an impressive hallway and consists of 5 bedrooms, family bathroom, drawing room, dining room, fitted kitchen, utility room, guest WC/shower room, studio/office and a garage. The stunning secluded, mature rear garden extends to approx. 77 FT in depth with off street parking for one vehicle provided to the front. EPC E.

### Stunning Entrance Hall

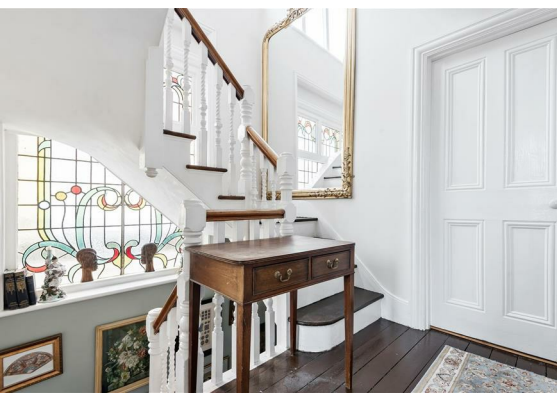
### Drawing Room

16'2" x 14'0" (4.95 x 4.27)

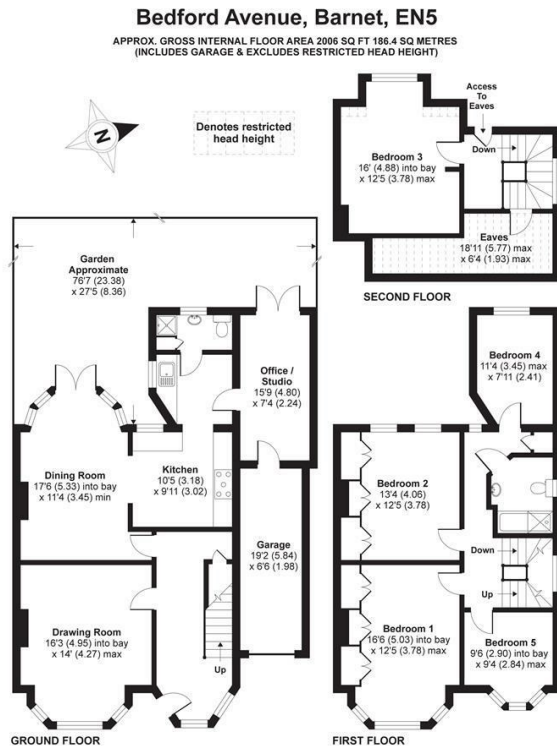




- Dining Room**  
17'5" x 11'3" (5.33 x 3.45)
- Kitchen**  
10'5" x 9'10" (3.18 x 3.02)
- Utility Room**
- Guest WC**
- Studio/ Office**  
15'8" x 7'4" (4.80 x 2.24)
- First Floor Landing**
- Bedroom 1**  
16'6" x 12'4" (5.03 x 3.78)
- Bedroom 2**  
13'3" x 12'4" (4.06 x 3.78)
- Bedroom 4**  
11'3" x 7'10" (3.45 x 2.41)
- Family Bathroom**
- Second Floor Landing**
- Bedroom 3**  
16'0" x 12'4" (4.88 x 3.78)
- Eaves Room**
- Garage**  
19'1" x 6'5" (5.84 x 1.98)
- Mature Rear Garden**  
76'8" x 27'5" (23.38 x 8.36)
- Gas Central Heating**
- Array of Period Features**



## Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

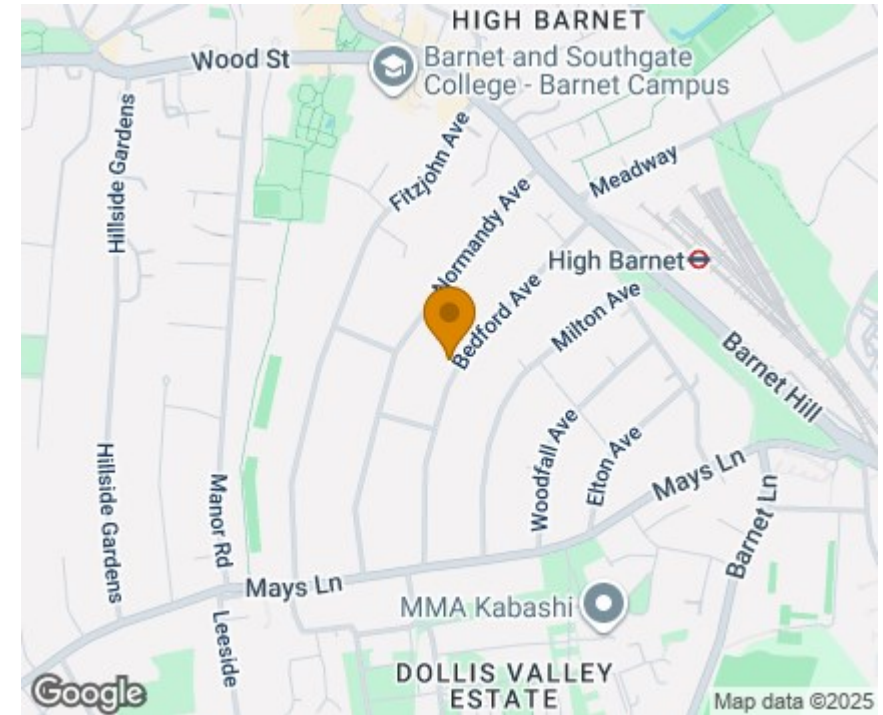
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## Viewing

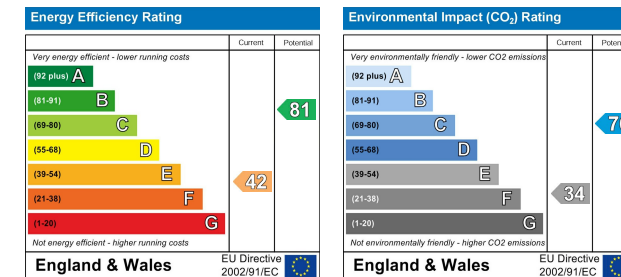
Please contact our Barnet Office on 020 8441 7173 if you wish to arrange a viewing appointment for this property or require further information.

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

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