



**Bedford Avenue**  
High Barnet, Barnet, EN5 2ER  
Guide Price £925,000



## Bedford Avenue

High Barnet, Barnet, EN5 2ER

\* CHAIN FREE \*

A UNIQUE OPPORTUNITY to acquire this elegant PERIOD SEMI DETACHED FAMILY HOME situated in one of High Barnet's most HIGHLY SOUGHT AFTER RESIDENTIAL AVENUES being within walking distance of BARNET TOWN CENTRE and HIGH BARNET UNDERGROUND.

This beautiful property OFFERS EXTENSIVE SCOPE (STPP) and is a fine example of the EDWARDIAN PERIOD, retaining MANY ORIGINAL FEATURES; fireplaces, internal doors, high ceilings, mouldings and sash windows.

The accommodation is accessed via an IMPRESSIVE HALLWAY and consists of 4 BEDROOMS, THREE RECEPTION ROOMS, kitchen, GUEST CLOAKROOM, family bathroom and separate WC.

The residence benefits further from a SECLUDED PRIVATE GARDEN, OFF STREET PARKING, highly regarded local schools and a comprehensive structural survey.

EPC : E

BARNET COUNCIL TAX BAND ; F

FREEHOLD





## GROUND FLOOR

### Entrance Hall

### Reception Room 1

16'2 x 14'4 (4.93m x 4.37m)

### Reception Room 2

16'5 x 14'4 (5.00m x 4.37m)

### Dining Room

10'8 x 9'10 (3.25m x 3.00m)

### Kitchen

9'3 x 7'11 (2.82m x 2.41m)

### Storage Outhouse

5'0 x 3'0 (1.52m x 0.91m)

### Guest Cloakroom

## FIRST FLOOR

### Landing

### Bedroom

11'1 x 9'9 (3.38m x 2.97m)

### Principle Bedroom

16'10 x 12'8 (5.13m x 3.86m)

### Bedroom

13'0 x 12'8 (3.96m x 3.86m)

### Bedroom

11'4 x 7'11 (3.45m x 2.41m)

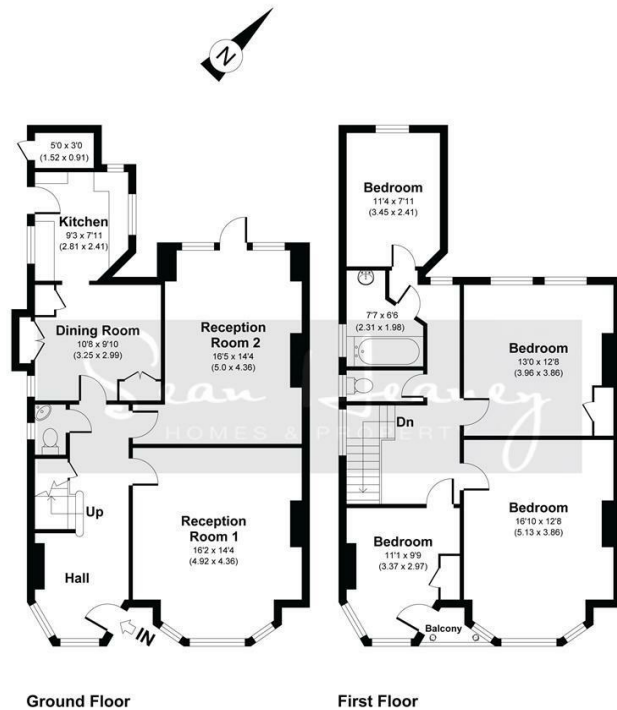
### Family Bathroom

7'7 x 6'6 (2.31m x 1.98m)

### Separate WC



## Floor Plan



Bedford Road, EN5

APPROXIMATE GROSS INTERNAL AREA 1523 SQ FT / 141.49 SQ M

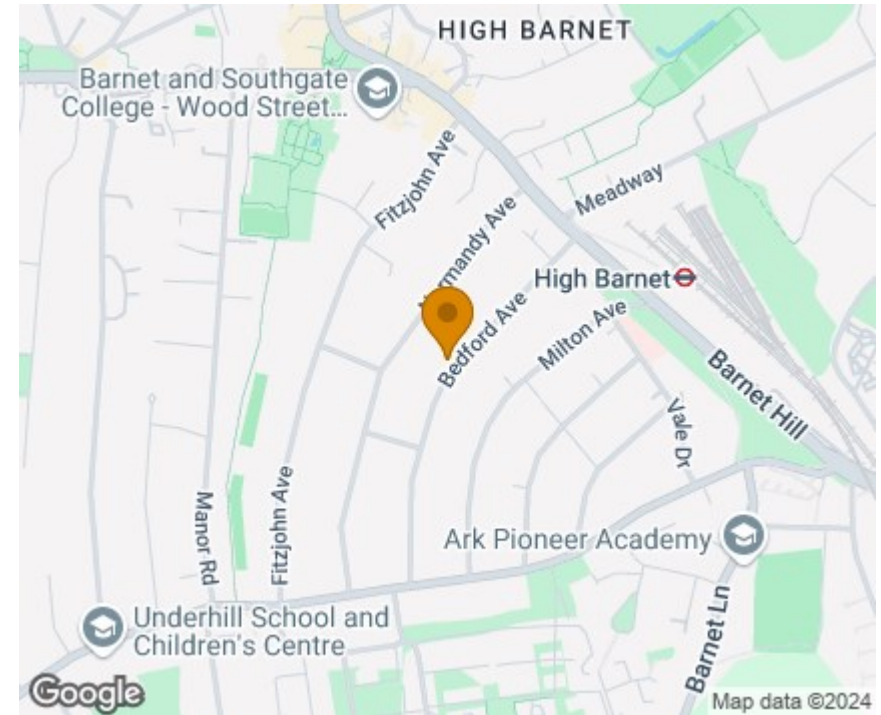
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## Viewing

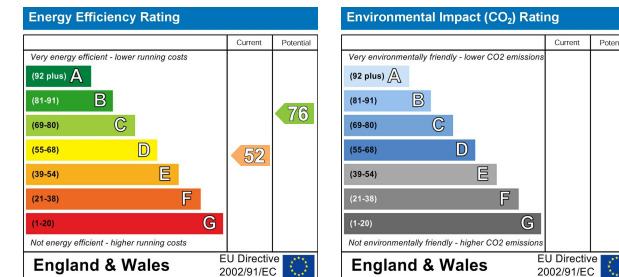
Please contact our Barnet Office on 020 8441 7173 if you wish to arrange a viewing appointment for this property or require further information.

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.
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



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