



Byng Road
High Barnet, Barnet, EN5 4NW

£899,950



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A FOUR BEDROOM PERIOD DETACHED FAMILY HOME which has retained much of its ORIGINAL CHARM AND CHARACTER, situated in a HIGHLY DESIRABLE RESIDENTIAL AREA within easy walking distance of THE HIGH STREET and approximately half a mile from HIGH BARNET UNDERGROUND. This well presented and BEAUTIFULLY MAINTAINED property offers BRIGHT AND SPACIOUS well planned accommodation. The ground floor comprises: an entrance hall, LARGE BAY FRONTED RECEPTION ROOM with FEATURE FIREPLACE, fitted kitchen, separate dining room with FRENCH DOORS OPENING ONTO THE REAR GARDEN and GUEST CLOAKROOM. The first floor offers FOUR WELL-PROPORTIONED BEDROOMS and a family bathroom. Externally the large SOUTH-WESTERLY ASPECT REAR GARDEN extends 106'. The property also benefits from a low maintenance front garden, DRIVEWAY providing OFF-STREET PARKING and a GARAGE. HIGHLY REGARDED SCHOOLS ARE WITHIN CLOSE PROXIMITY including: Foulds, Christchurch, Queen Elizabeths Girls and QE Boys.

EPC : E

GROUND FLOOR

Entrance Hall

Lounge

13'7 (max) x 12'7 (to bay) (4.14m (max) x 3.84m (to bay))

Dining Room

14'5 x 11'7 (4.39m x 3.53m)





Kitchen
11'6 x 7'11 (3.51m x 2.41m)

Guest Cloakroom

Garage
21'2 x 8'8 (6.45m x 2.64m)

GARDEN
106'11 x 34' approx (32.59m x 10.36m approx)

STORE
6'9 x 6' (2.06m x 1.83m)

FIRST FLOOR

Landing

Bedroom 1
13' (to bay) x 10'10 (max) (3.96m (to bay) x 3.30m (max))

Bedroom 2
14' x 10'6 (4.27m x 3.20m)

Bedroom 3
8'9 x 8'3 (2.67m x 2.51m)

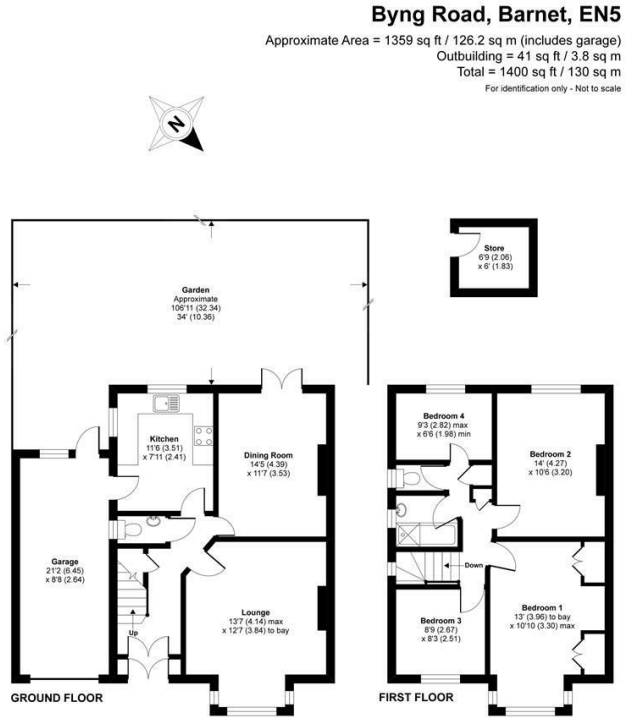
Bedroom 4
9'3 (max) x 6'6 (min) (2.82m (max) x 1.98m (min))

Bathroom

Separate Cloakroom



Floor Plan



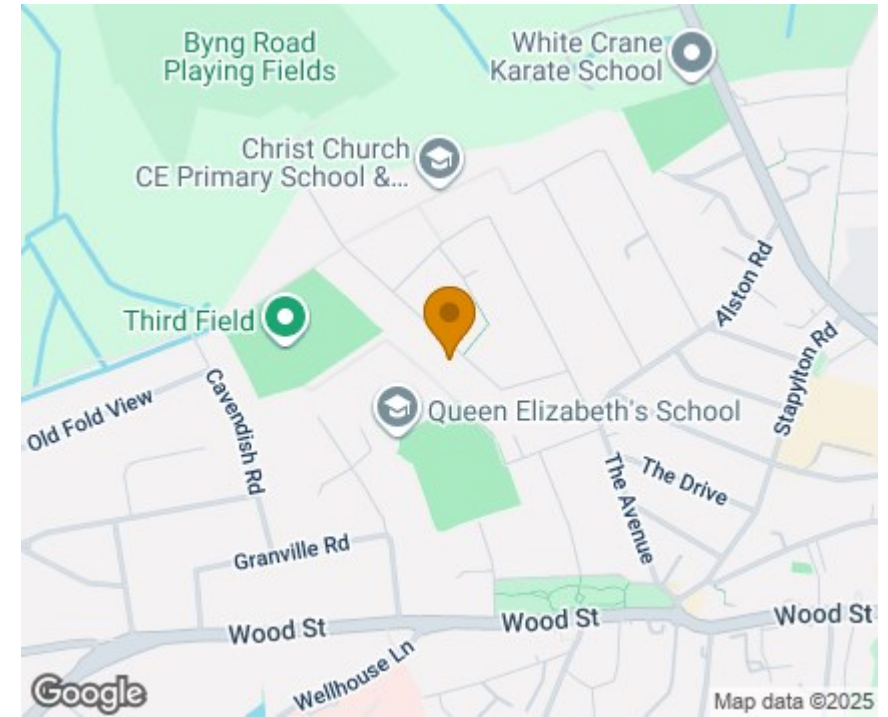
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rihcecom 2021. Produced for Sean Heaney Homes & Property. REF: 693266.

Viewing

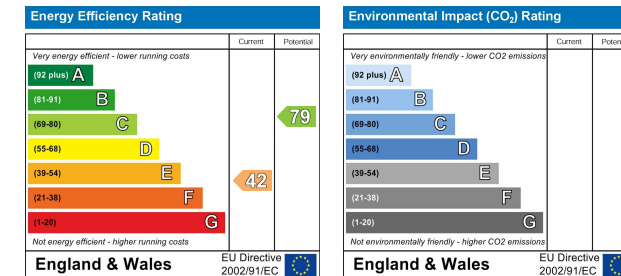
Please contact our Barnet Office on 020 8441 7173 if you wish to arrange a viewing appointment for this property or require further information.

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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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Area Map



Energy Efficiency Graph



Highstone House, 165 High Street, Barnet, Hertfordshire, EN5 5SU

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