

# Sean Heaney

HOMES & PROPERTY



**Sebright Road**

High Barnet, Barnet, EN5 4HP

Offers In Excess Of £800,000

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# Sebright Road

High Barnet, Barnet, EN5 4HP

This delightful DETACHED HOUSE has been thoughtfully designed to present an excellent opportunity in a HIGHLY SOUGHT AFTER LOCATION.

The house has been improved and renovated to an exceptionally high standard in a desirable residential neighbourhood within the catchment of MANY GOOD & OUTSTANDING SCHOOLS.

Arranged over three floors, this beautiful family home is the ideal residence for both couples and families alike. The DECEPTIVELY SPACIOUS PROPERTY offers versatile accommodation and has been carefully planned to maximise all aspects of this extremely attractive DETACHED HOME.

Natural light creates a warm and welcoming atmosphere throughout the property, which combines beautiful contemporary living with many period features. The ground floor accommodation comprises; entrance hallway, TWO RECEPTION ROOMS and a stylish kitchen with access to the SOUTH WESTERLY FACING REAR GARDEN. THREE BEDROOMS are situated over the first and second floor with JULIET BALCONY, family bathroom and additional EN-SUITE.

The residence benefits from suburban living while remaining very much in a CENTRAL POSITION within easy reach of local amenities, cafes, restaurants, schools and TRANSPORT LINKS including HIGH BARNET UNDERGROUND.

EPC : D

BARNET COUNCIL TAX BAND : E

TENURE : FREEHOLD





## GROUND FLOOR

### Entrance Hallway

**Front Reception Room**  
13'8 x 9'11 (4.17m x 3.02m)

**Dining Room**  
13'6 x 10'6 (4.11m x 3.20m)

**Kitchen**  
11'4 x 7'4 (3.45m x 2.24m)

## FIRST FLOOR

### Large Landing

**Bedroom Two**  
13'6 x 11'11 (4.11m x 3.63m)

**Family Bathroom**  
8'7 x 7'0 (2.62m x 2.13m)

**Bedroom Three**  
11'5 x 7'6 (3.48m x 2.29m)

## SECOND FLOOR

**Bedroom One**  
18'9 x 12'6 (5.72m x 3.81m)

### Juliet Balcony

**En Suite Bathroom**  
11'8 x 6'4 (3.56m x 1.93m)

### Eaves/Storage

## GARDEN



## Floor Plan



Sebright Road, En5

APPROXIMATE GROSS INTERNAL AREA 1202 SQ FT / 111.66 SQ M INC. GARAGE  
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## Viewing

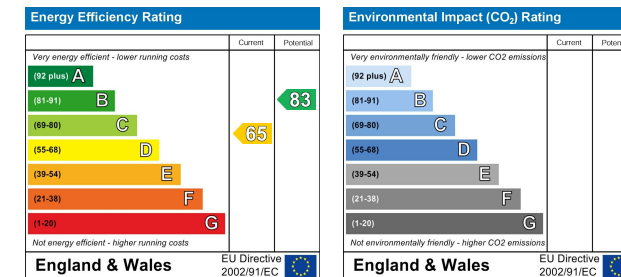
Please contact our Barnet Office on 020 8441 7173 if you wish to arrange a viewing appointment for this property or require further information.

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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.
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



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