

# Sean Heaney

HOMES & PROPERTY



**Granville Road**  
, High Barnet, EN5 4DS  
£1,150,000

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## Granville Road

, High Barnet, EN5 4DS

A beautifully presented detached character home situated in this highly sought after residential turning within walking distance of Barnet town centre, popular local schools and transport facilities including the Northern Line underground. The accommodation which has retained many of its original style features is arranged over 3 levels and to the ground floor, consists of drawing room, a bright and airy family room open plan with the dining room, fitted kitchen, utility room and downstairs WC. To the first floor there are 4 bedrooms with a family bathroom and a dual aspect master bedroom with en suite shower and Juliette balcony to the top floor. The mature, secluded and well maintained south facing rear garden extends to approx 111 ft in depth. Off street parking is provided to the front. EPC:F

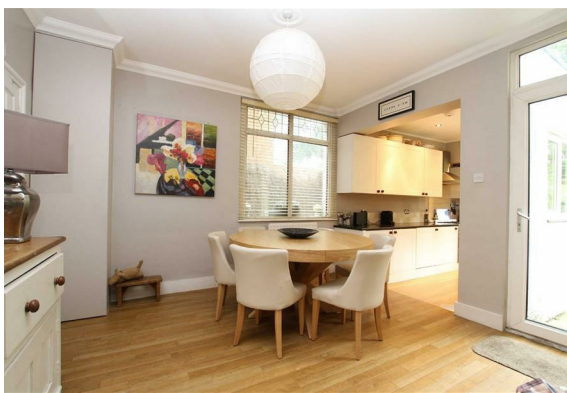
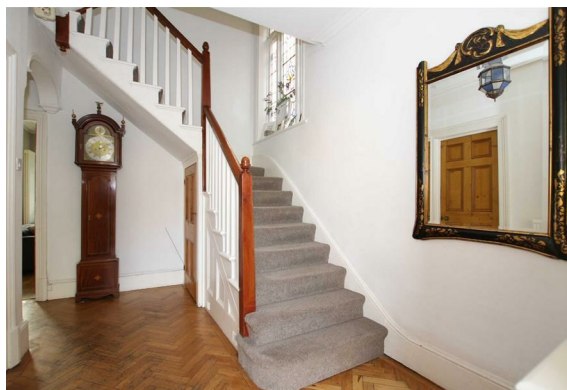
### Approach

### Entrance Hall

### Guest Cloakroom

### Drawing Room

15'0" max x 14'10" max (4.56 max x 4.53 max)





### **Sitting Room**

16'4" max x 12'3" max (4.97 max x 3.74 max)

### **Dining Room**

12'5" x 10'7" (3.79 x 3.23)

### **Utility Room**

### **Kitchen**

13'5" x 6'10" (4.10 x 2.09)

### **First Floor Landing**

### **Bedroom Two**

15'1" max x 12'6" max (4.59 max x 3.81 max)

### **Bedroom Three**

13'1" x 12'3" max (3.98 x 3.74 max)

### **Bedroom Four**

10'7" max x 9'10" (3.23 max x 2.99)

### **Bedroom Five**

10'4" x 6'9" (3.16 x 2.07)

### **Family Bathroom**

### **Second Floor Landing**

### **Master Bedroom**

18'8" max x 15'5" (5.69 max x 4.70)

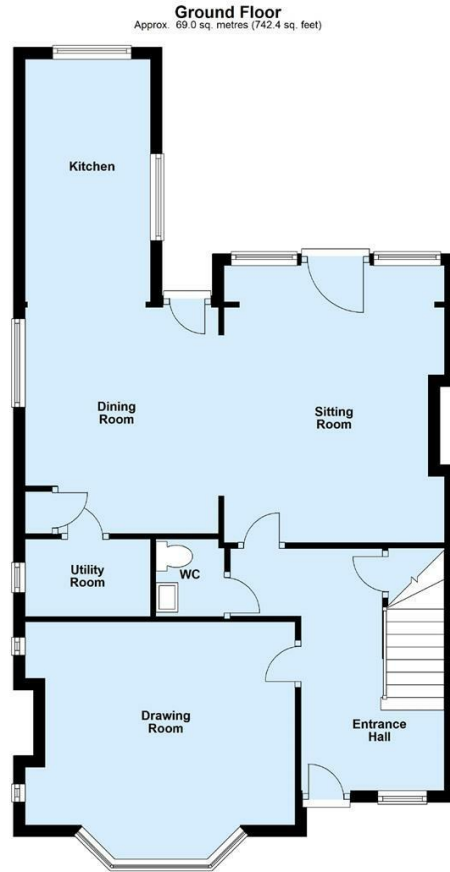
### **En Suite Shower Room**

### **Rear Garden**

Approx. 34.00



## Floor Plan



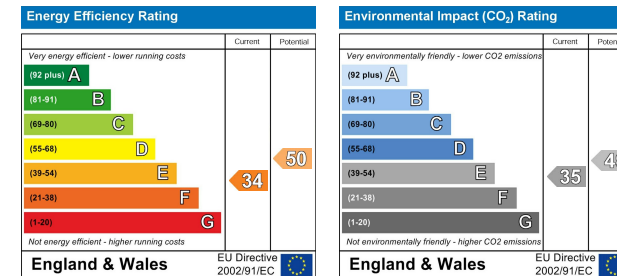
## Area Map

### 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.

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.

### Energy Efficiency Graph



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