



Hexham Road
New Barnet, Barnet, EN5 5HJ
£730,000

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Hexham Road

New Barnet, Barnet, EN5 5HJ

We are delighted to offer this LARGE VICTORIAN, halls adjoining, SEMI DETACHED FAMILY HOME. The property is VERY WELL PRESENTED and benefits from SPACIOUS ACCOMMODATION including: an entrance hall, OPEN-PLAN living/dining room, a large fitted kitchen/breakfast room, a split-level landing, THREE DOUBLE BEDROOMS and a family bathroom. Externally, there are well maintained, low maintenance gardens to the front and rear. Although the living space is already large, we believe that the property offers EXCELLENT POTENTIAL FOR EXTENSION or loft conversion if desired. Hexham Road is a small turning conveniently placed for LOCAL SHOPPING FACILITIES, NEW BARNET MAINLINE and HIGH BARNET UNDERGROUND.

EPC : D

GROUND FLOOR

Entrance Hall

Reception Room

14'10 (into bay) x 13'1 (max) (4.52m (into bay) x 3.99m (max))

Dining Room

11'10 x 11 (3.61m x 3.35m)





Kitchen/Breakfast Room
19'2 (max) x 10'4 (min) (5.84m
(max) x 3.15m (min))

Store

Garden (approx,)
93'4 x 22'10 (28.45m x 6.96m)

Landing

Bedroom 1
16'6 (max) x 14'9 (into bay)
(5.03m (max) x 4.50m (into bay))

Bedroom 2
11'10 (max) x 11'1 (max) (3.61m
(max) x 3.38m (max))

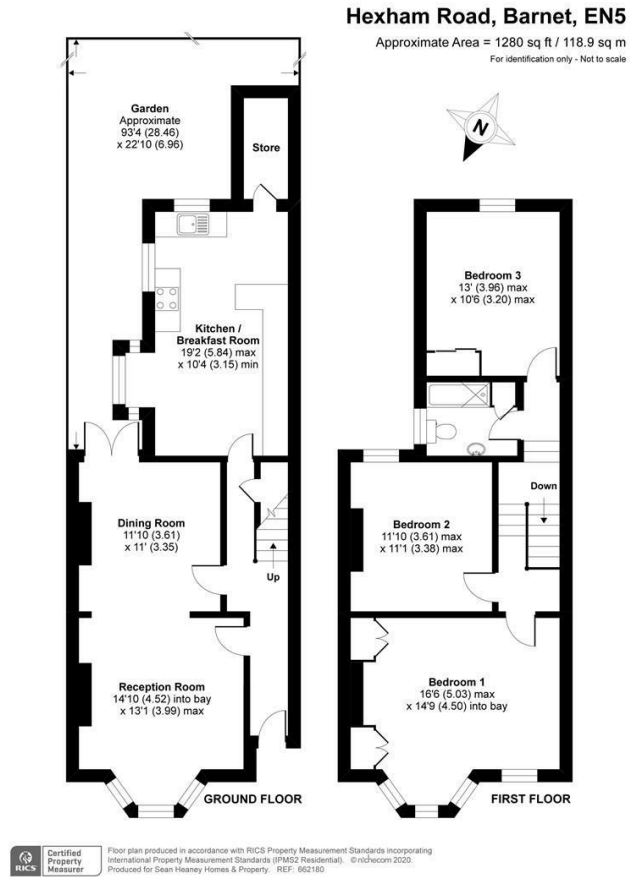
Bedroom 3
13'0 (max) x 10'6 (max) (3.96m
(max) x 3.20m (max))



Family Bathroom



Floor Plan

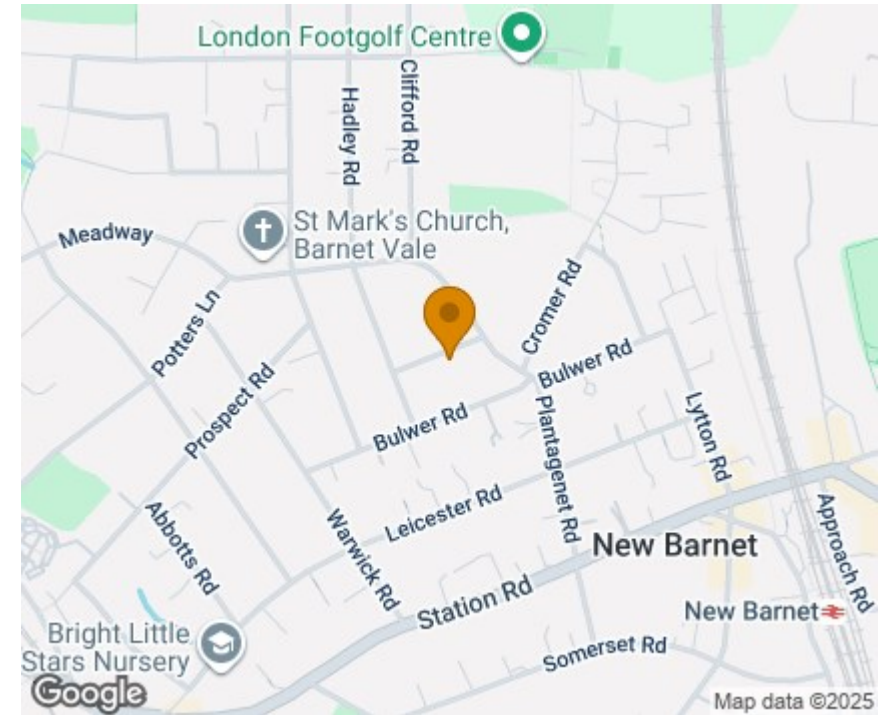


Viewing

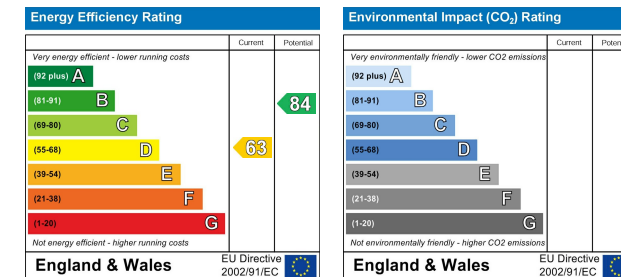
Please contact our Barnet Office on 020 8441 7173 if you wish to arrange a viewing appointment for this property or require further information.

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



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

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