



Old Fold View
Barnet, EN5 4EA
£925,000

4 1 3 D

Old Fold View

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BEAUTIFULLY PRESENTED SEMI-DETACHED FAMILY HOME set in quiet desirable location with FAR REACHING STUNNING VIEWS OVER OPEN COUNTRYSIDE. The 3 storey property is conveniently located for access to HIGHLY REGARDED LOCAL SCHOOLS, including Foulds, Christ Church, and Queen Elizabeth Boys. The 4 bedroom property offers FANTASTIC FAMILY SPACE consisting of porch, entrance hall, STYLISH KITCHEN/BREAKFAST ROOM, through lounge/reception, GUEST CLOAKROOM, large family bathroom, 4 BEDROOMS; 3 on the first floor and a master bedroom with cloakroom facilities and amazing roof top views on the second floor. The property also benefits from OFF STREET PARKING for several vehicles, a GARAGE and a WELL MANICURED PRIVATE GARDEN offering diverse patio & seating areas.

A MAGNIFICENT LOCATION providing the perfect combination of town life with countryside. A wonderful family home. VIEWING STRONGLY ADVISED.

EPC : D

GROUND FLOOR

Porch

Entrance Hall

Lounge

12'5 x 12'5 (3.78m x 3.78m)





Reception Room
12'11 x 11'1 (3.94m x 3.38m)

Guest Cloakroom

Kitchen
13'6 x 8'2 (4.11m x 2.49m)

Breakfast Room
19'3 x 10'9 (5.87m x 3.28m)



GARAGE
13'11 x 8'5 (4.24m x 2.57m)

Store
8'5 x 5'11 (2.57m x 1.80m)

FIRST FLOOR

Landing

Bedroom 1
13'1 x 11'1 (3.99m x 3.38m)

Bedroom 2
12'5 x 11'1 (3.78m x 3.38m)

Bedroom 3
8'0 x 8'0 (2.44m x 2.44m)

Bathroom
8'11 x 7'10 (2.72m x 2.39m)

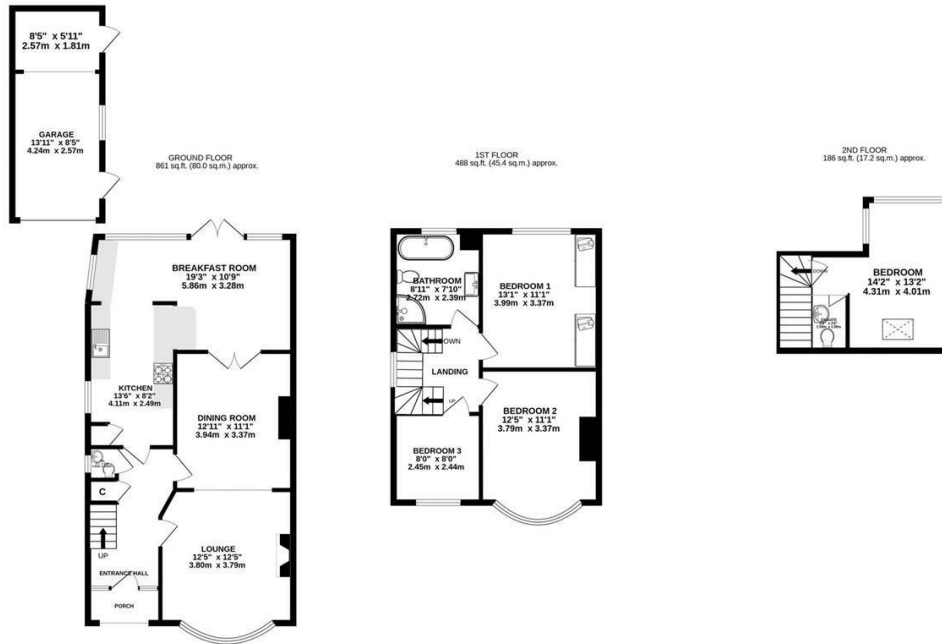
SECOND FLOOR

Bedroom 4
14'2 x 13'2 (4.32m x 4.01m)

Cloakroom



Floor Plan



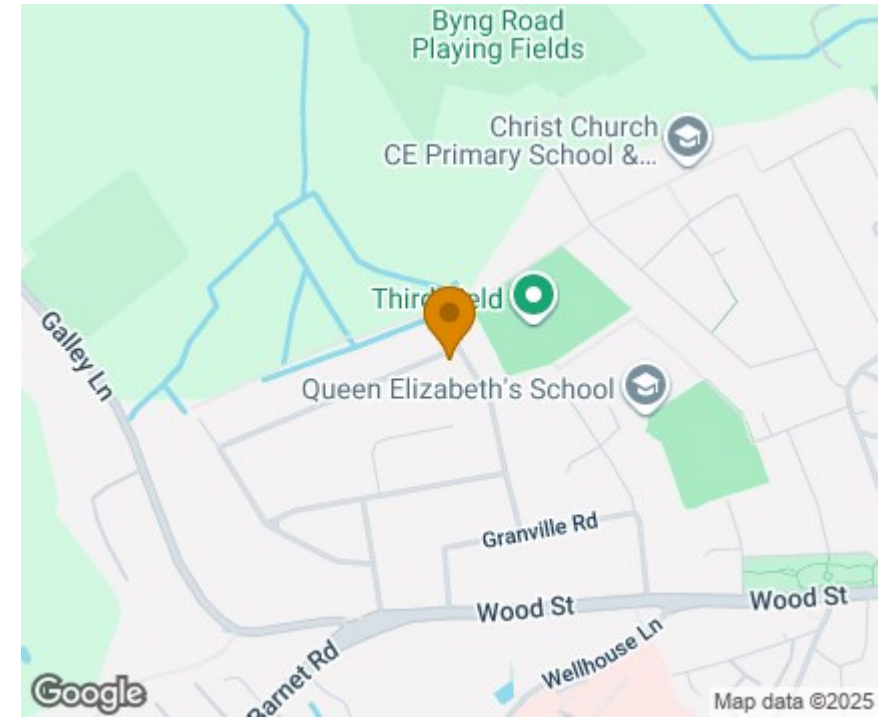
TOTAL FLOOR AREA: 1535 sq.ft. (142.6 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing

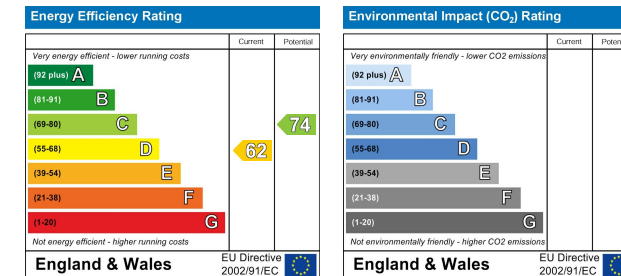
Please contact our Barnet Office on 020 8441 7173 if you wish to arrange a viewing appointment for this property or require further information.

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.
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Area Map



Energy Efficiency Graph



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