



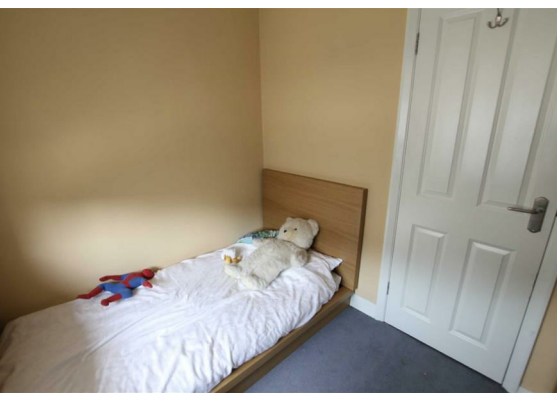
**Old Fold View**  
, Barnet, EN5 4EA  
£775,000

## Old Fold View

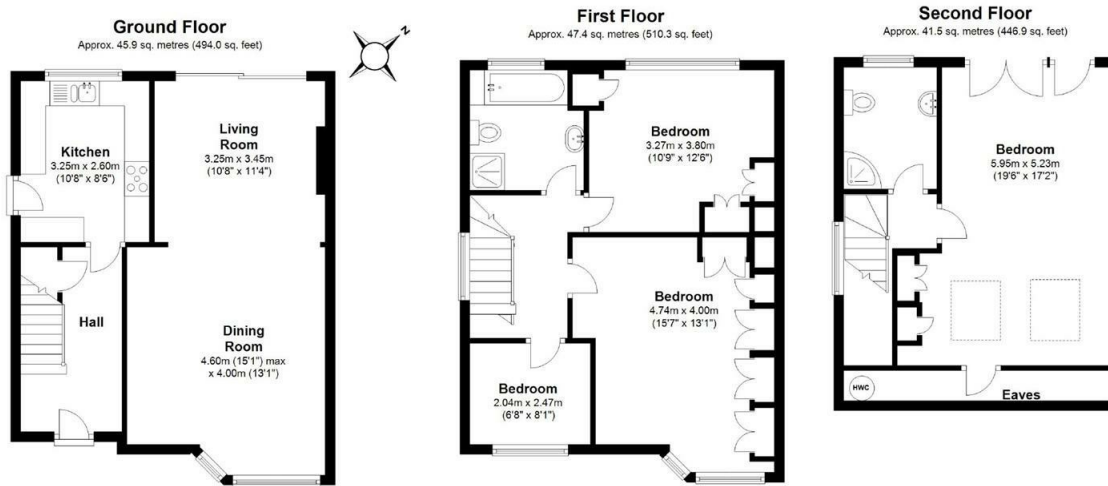
, Barnet, EN5 4EA

Set in a desirable quiet backwater, this 3 storey property is conveniently located for access to highly regarded local schools, including Foulds, Christ Church, and Queen Elizabeth Boys. The accommodation is bright and airy, with 4 bedrooms ( master with en suite). It has a large dual aspect Living/dining room with sliding doors leading to a generous, mature garden, which backs directly onto open countryside. There is also a fully fitted 'William Ball' kitchen. The stunning view is best appreciated from the 3rd floor master bedroom, which has full height bi-fold doors and a Juliet balcony. To the front of the property there is off street parking for 2-3 vehicles. There is scope to extend to the rear and side of the property (STPP) EPC: D





## Floor Plan



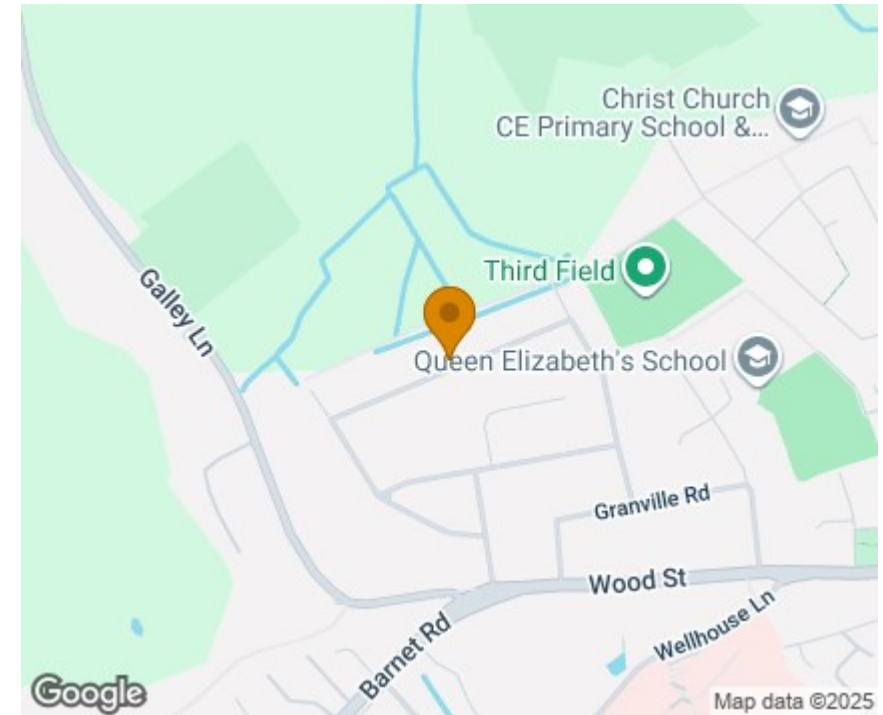
Total area: approx. 134.8 sq. metres (1451.3 sq. feet)

## Viewing

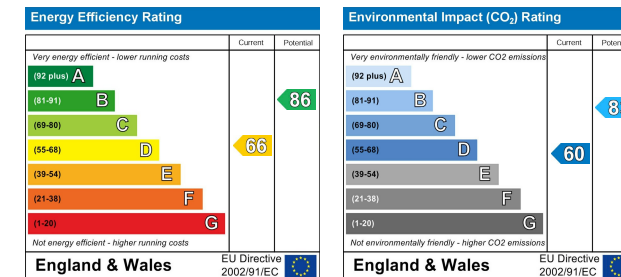
Please contact our Barnet Office on 020 8441 7173 if you wish to arrange a viewing appointment for this property or require further information.

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



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