

Sean Heaney
HOMES & PROPERTY

Bulwer Road

New Barnet, Barnet, EN5 5EU

£949,950



Bulwer Road

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A beautifully presented halls adjoining PERIOD HOME conveniently placed for COMMUTERS being situated midway between NEW BARNET STATION and HIGH BARNET UNDERGROUND. The property has been sympathetically and thoughtfully modernised and offers SPACIOUS ACCOMMODATION including two separate reception rooms, study, fitted kitchen/dining room, CONSERVATORY, GUEST CLOAKROOM and THREE DOUBLE BEDROOMS all with EN-SUITE BATHROOMS. Externally, there is a private SOUTH FACING rear garden which extends approximately 125 feet, OFF-STREET PARKING and a sound insulated music STUDIO which could easily accommodate a HOME OFFICE.

Early viewing is strongly advised to fully appreciate this stunning family home.

EPC: D

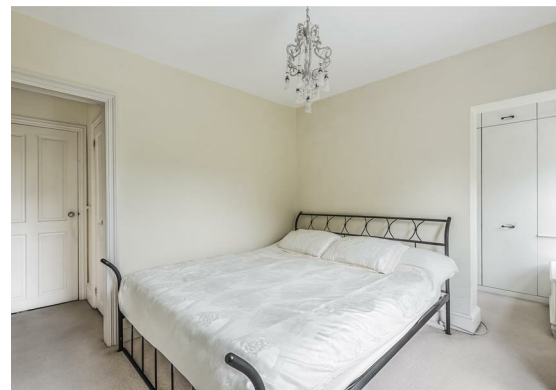
GROUND FLOOR

Entrance Hall

Reception Room

14'3 (into bay) x 12'11 (max) (4.34m (into bay) x 3.94m (max))





Reception Room
12'5 x 11'2 (3.78m x 3.40m)

Guest Cloakroom

Kitchen/Dining Room
19'8 x 10'10 (5.99m x 3.30m)

Study
10'10 x 5'4 (3.30m x 1.63m)

Conservatory
16'9 (max) x 12'8 (into bay)
(5.11m (max) x 3.86m (into bay))

Garden
126' x 25' (approx) (38.40m x 7.62m (approx))

FIRST FLOOR

Landing

Bedroom 1
17'4 x 12'5 (5.28m x 3.78m)

En Suite Shower Room

Bedroom 3
12'5 (max) x 11'3 (max) (3.78m (max) x 3.43m (max))

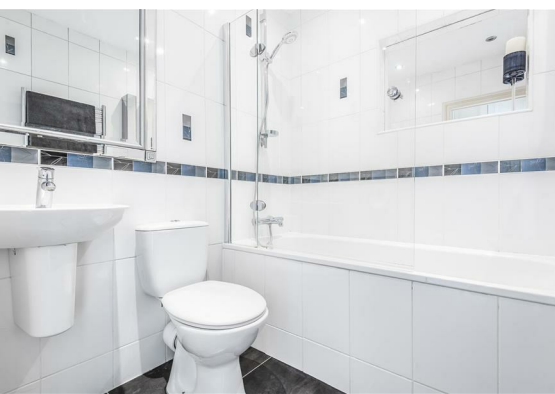
En Suite Shower Room

Bedroom 2
17'4 (max) x 14'8 (max) (5.28m (max) x 4.47m (max))

En Suite Bathroom

OUTBUILDING

Studio
20'6 (max) x 13'10 (max) (6.25m (max) x 4.22m (max))



Floor Plan

Bulwer Road, Barnet, EN5

Approximate Area = 1785 sq ft / 165.8 sq m
 Outbuilding = 271 sq ft / 25 sq m
 Total = 2056 sq ft / 191 sq m

For identification only - Not to scale



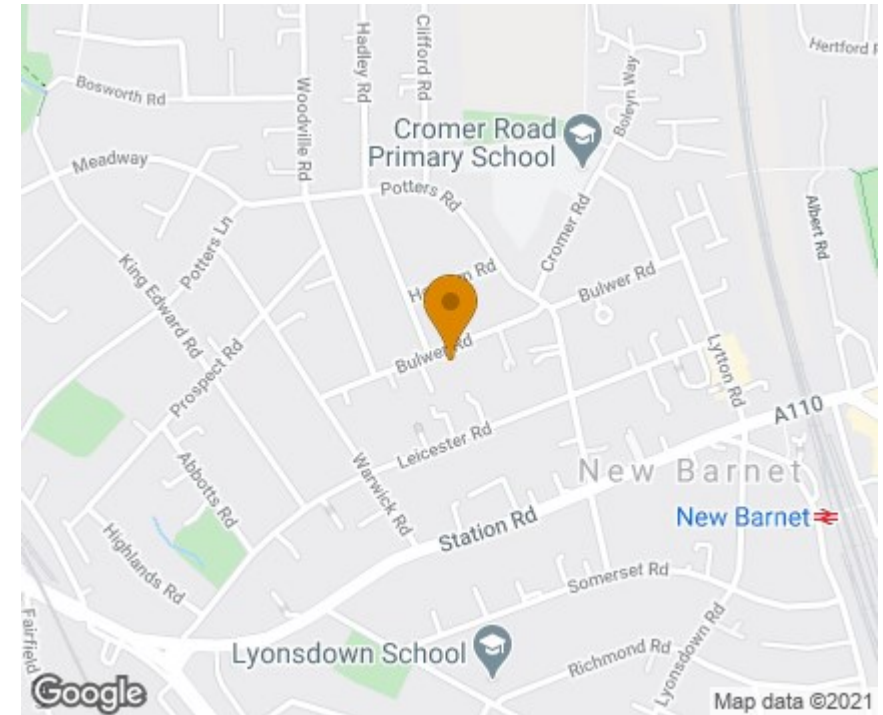
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richrecom 2020. Produced for Sean Heaney Homes & Property. REF: 621510

Viewing

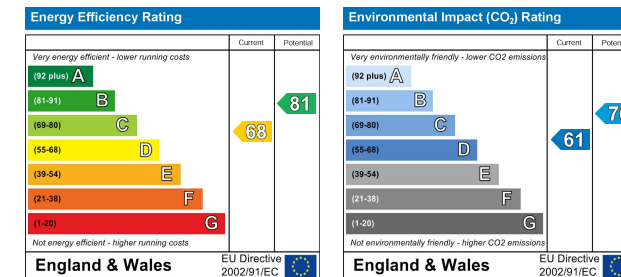
Please contact our Barnet Office on 0208 441 7173 if you wish to arrange a viewing appointment for this property or require further information.

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.
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Area Map



Energy Efficiency Graph



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

T: 0208 441 7173 E: sales@seanheaney.co.uk W: www.seanheaney.co.uk