



**Norfolk Road**

New Barnet, Barnet, EN5 5LT

Offers Over £700,000



## Norfolk Road

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A well presented three bedroom, SEMI DETACHED FAMILY HOME in this HIGHLY SOUGHT AFTER CUL-DE-SAC LOCATION. IDEAL FOR THE COMMUTER, the property is within easy reach of both NEW BARNET MAINLINE, the NORTHERN LINE UNDERGROUND as well as popular local schools and shops. The accommodation includes a fitted kitchen, bay fronted living room, reception room leading to the RAISED DECKING AREA, a family bathroom and three bedrooms. The property benefits from LOVELY VIEWS, nearby access to King George's Fields, a SOUTH FACING GARDEN and a CELLAR.

EPC: D

BARNET COUNCIL TAX BAND : E

TENURE : Freehold





## GROUND FLOOR

Porch

Hallway

Living Room

12'10 x 12'9 (3.91m x 3.89m)

Reception Room

16'1 x 11'3 (4.90m x 3.43m)

Kitchen

10'10 x 7'6 (3.30m x 2.29m)

## BASEMENT

Cellar

19'0 x 15'0 (5.79m x 4.57m)

## FIRST FLOOR

Landing

Bedroom

14'10 x 10'7 (4.52m x 3.23m)

Bedroom

12'10 x 11'7 (3.91m x 3.53m)

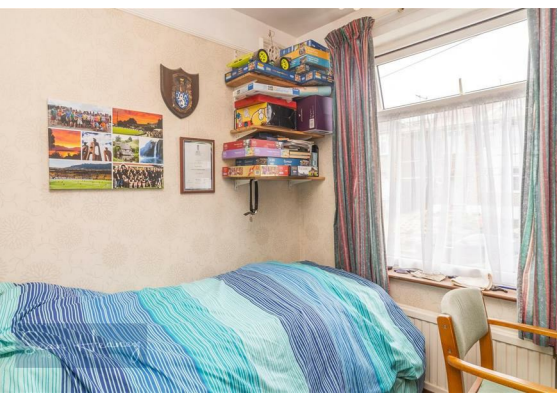
Bedroom

7'7 x 7'2 (2.31m x 2.18m)

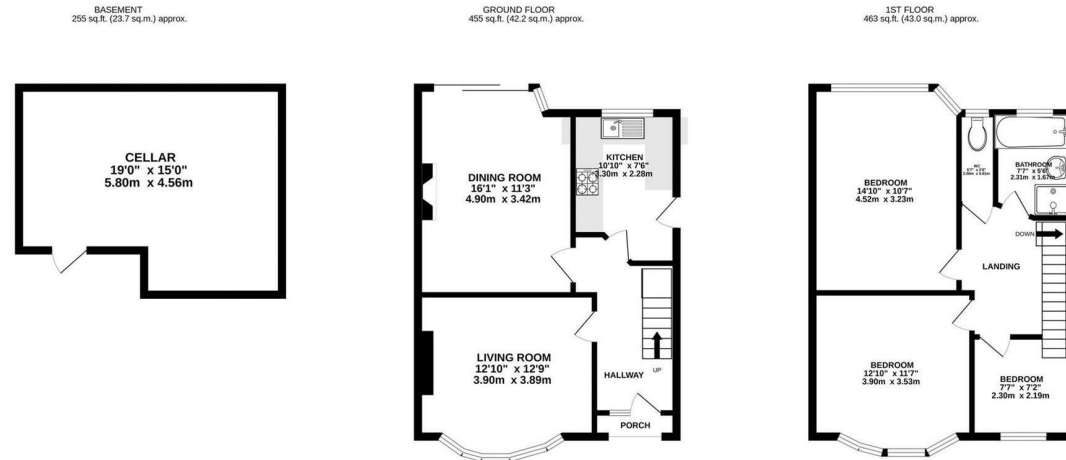
Bathroom

7'7 x 5'6 (2.31m x 1.68m)

Separate WC



## Floor Plan

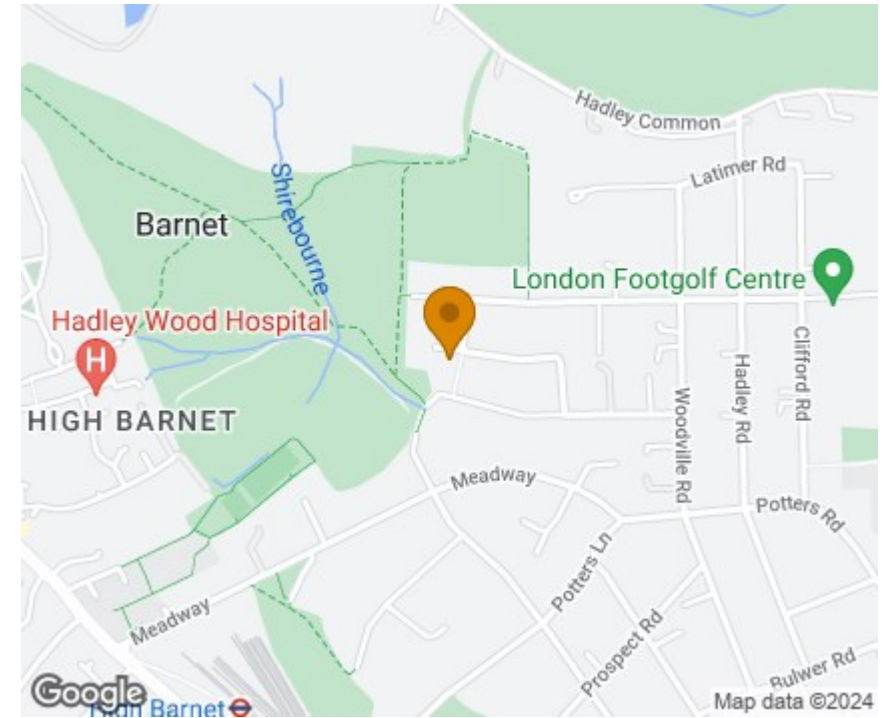


TOTAL FLOOR AREA: 1173 sq.ft. (108.9 sq.m.) approx.

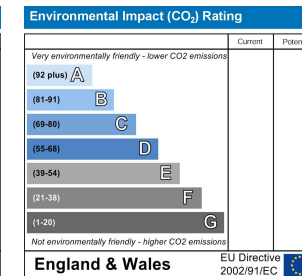
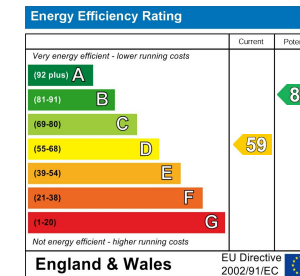
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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## Area Map



## Energy Efficiency Graph



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

T: 020 8441 7173 E: sales@seanheaney.co.uk W: www.seanheaney.co.uk