



**Puller Road**  
High Barnet, Barnet, EN5 4HD  
Offers Over £475,000

## Puller Road

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\* CHAIN FREE RENOVATION OPPORTUNITY \*

Situated in a popular turning behind 'The Spires' in BARNET TOWN CENTRE, this mid terrace residence offers MUCH SCOPE FOR RENOVATION & IMPROVEMENT (stpp). With multiple shops, cafes & restaurants within close proximity and many popular local schools, the property is placed in an EXCELLENT CENTRAL LOCATION.

IDEAL FOR THE COMMUTER within walking distance of TRANSPORT FACILITIES including the NORTHERN LINE UNDERGROUND, the accommodation BENEFITS FROM A WEALTH OF POTENTIAL whilst retaining original features.

The property currently consists; TWO RECEPTION ROOMS, kitchen, downstairs bathroom, 2 DOUBLE BEDROOMS and a smaller bedroom/study.

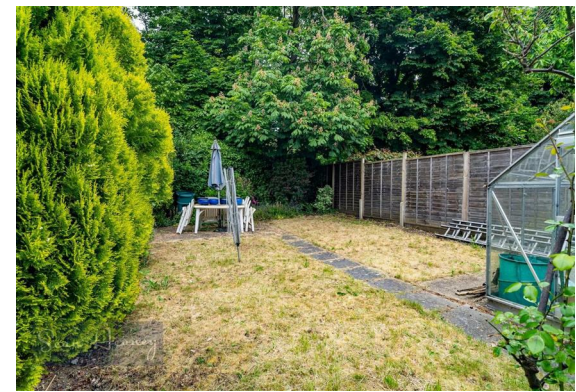
The rear garden extends to approximately 74ft and expands to an unexpected retreat.

VIEWING IS BY APPOINTMENT ONLY

EPC : D

BARNET COUNCIL TAX BAND : D

FREEHOLD





## GROUND FLOOR

Porch

**Living Room**

16'2 x 11'11 (4.93m x 3.63m)

**Dining Room**

11'11 x 11'0 (3.63m x 3.35m)

**Kitchen**

10'2 x 6'7 (3.10m x 2.01m)

**Bathroom**

7'2 x 6'7 (2.18m x 2.01m)

## FIRST FLOOR

**Bedroom**

11'11 x 11'3 (3.63m x 3.43m)

**Bedroom**

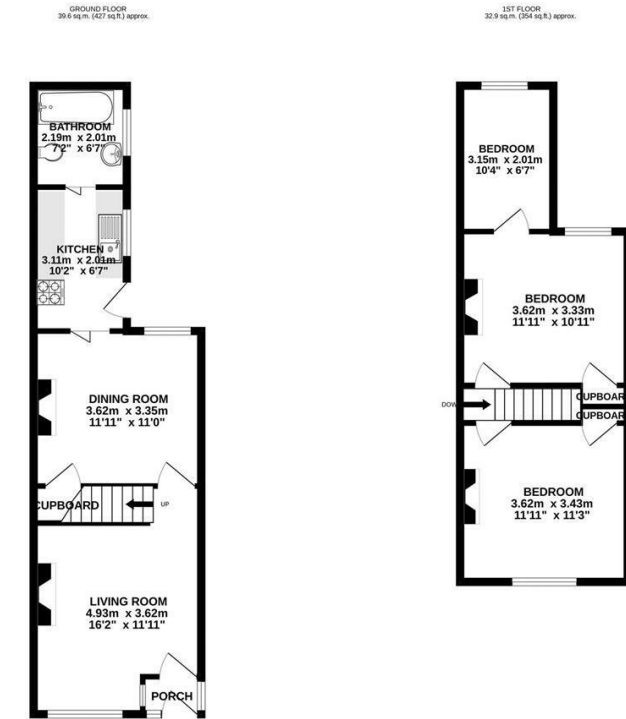
11'11 x 10'11 (3.63m x 3.33m)

**Bedroom**

10'4 x 6'7 (3.15m x 2.01m)



## Floor Plan



GARDEN 22.55M X 8M (74' X 26')  
 TOTAL FLOOR AREA: 72.5 sq.m (781 sq ft) approx.  
Whilst every attempt has been made to ensure the accuracy of the measures 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 for only prospective purchase. The services, fixtures and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given.  
 Made with Metropix (2022)

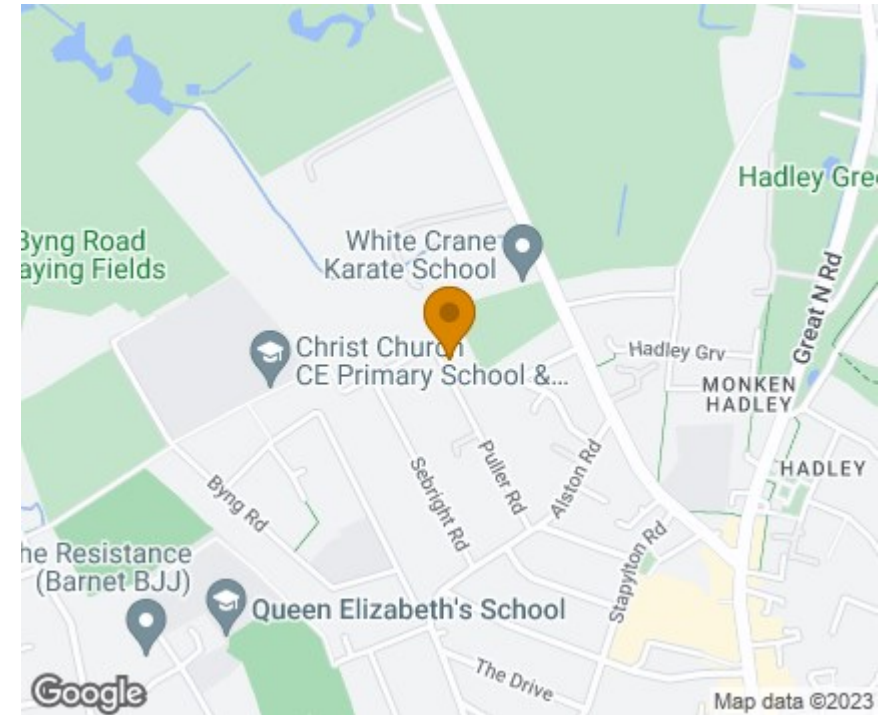


## Viewing

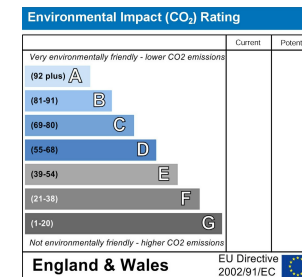
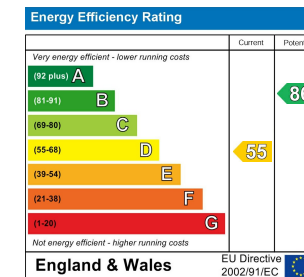
Please contact our Barnet Office on 020 8441 7173 if you wish to arrange a viewing appointment for this property or require further information.

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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