

# Sean Heaney

HOMES & PROPERTY



**Richmond Road**  
New Barnet, Barnet, EN5 1SA  
£925,000



## Richmond Road

New Barnet, Barnet, EN5 1SA

An extended 1950's semi detached family home situated on a generous elevated plot in one of the area's most highly regarded tunings being within walking distance of local shops and leisure facilities as well as popular schools and New Barnet mainline station providing easy access to London. The property, which has far reaching views over Barnet, has been much improved by the owners and has accommodation over 3 floors accessed via a spacious hallway consisting overall of 4 bedrooms, 2 bathrooms (en suite to master), open plan lounge/ dining room, playroom/office (originally the garage), kitchen/family room as well as a utility room and guest WC. The mature rear garden extends to approx 106 ft in depth and off street parking is provided to the front. EPC: C.



Entrance Vestibule

Hallway

Downstairs WC

Lounge/ Dining Room

25'10" x 11'10" (7.88 x 3.61)





### **Kitchen/ Breakfast Room**

28'6" x 14'2" (8.69 x 4.34)

### **Studio (Originally the Garage)**

10'5" x 7'8" (3.20 x 2.36)

### **Utility Room**

### **First Floor Landing**

### **Bedroom 1 with Juliette Balcony**

17'8" x 14'6" (5.41 x 4.42)

### **En Suite Shower Room**

### **Bedroom 3**

13'3" x 11'10" (4.05 x 3.61)

### **Bedroom 4**

12'5" x 10'9" (3.81 x 3.30)

### **Second Floor Landing**

### **Bedroom 2**

20'11" x 15'8" (6.40 x 4.80)

### **Mature Rear Garden**

106'0" x 32'7" (32.31 x 9.94)

### **Off Street Parking**

### **Double Glazing**

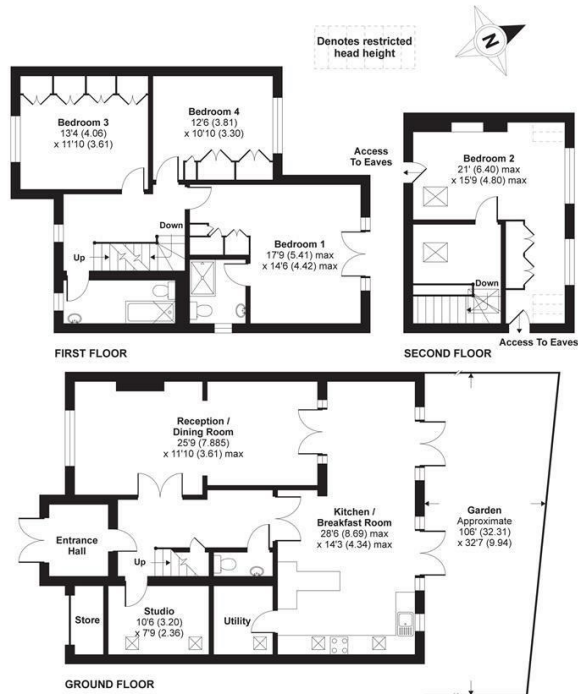
### **Gas Central Heating**

### **Far Reaching Views**



## Floor Plan

**Richmond Road, New Barnet, Barnet, EN5**  
 APPROX. GROSS INTERNAL FLOOR AREA 2059 SQ FT 191.3 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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## Viewing

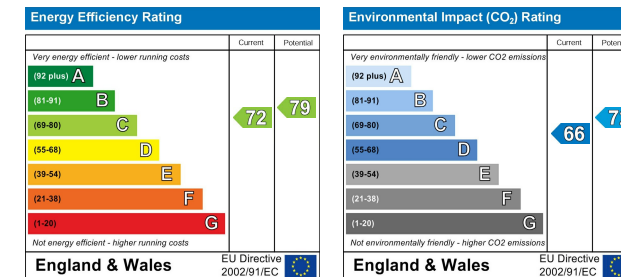
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3. Room measurements have been made using a Laser Meter. Complete accuracy cannot be guaranteed and therefore the room sizes given should be regarded as being approximate.
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## Area Map



## Energy Efficiency Graph



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