



**Puller Road**  
High Barnet, Barnet, EN5 4HG  
Offers In Excess Of £550,000

## Puller Road

High Barnet, Barnet, EN5 4HG

Exciting opportunity with SCOPE FOR RENOVATION & IMPROVEMENT, this much loved family home has been extremely well-kept. Located in a popular turning behind 'The Spires' in BARNET TOWN CENTRE, the mid terrace residence is within walking distance of popular local schools, multiple shopping & TRANSPORT FACILITIES including the NORTHERN LINE UNDERGROUND. The accommodation offers original features and consists of 2 RECEPTION ROOMS, kitchen, UTILITY AREA, GUEST CLOAKROOM, 2 LARGE DOUBLE BEDROOMS, good sized family bathroom and AMPLE STORAGE SPACE (inc. spacious understairs cupboard). The rear garden extends to approx. 80ft and the property also has the rare advantage of a GARAGE.

VIEWING IS STRONGLY ADVISED AND STRICTLY BY APPOINTMENT ONLY

EPC : D

BARNET COUNCIL TAX BAND : E

FREEHOLD

**GROUND FLOOR**

**Hallway**





**Living Room**

9'3" x 12'11" (2.82m x 3.95m)

**Living Room 2**

13'9" x 11'11" (4.20m x 3.65m)

**Kitchen**

8'2" x 9'6" (2.51m x 2.90m)

**Utility Area**

**Guest Cloakroom**

**FIRST FLOOR**

**Bedroom 2**

13'9" x 11'9" (4.20m x 3.60m)

**Bedroom**

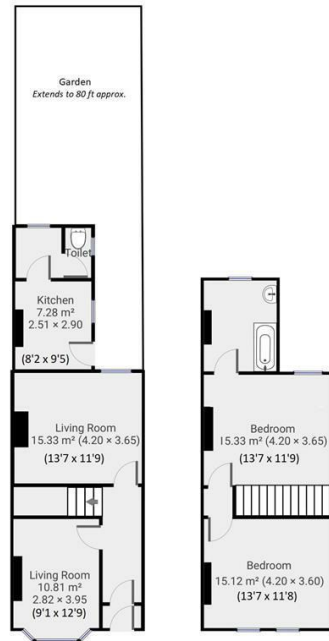
13'9" x 11'11" (4.20m x 3.65m)

**En-Suite/Family Bathroom**



## Floor Plan

**Puller Road, EN5**  
Total Area: 87.2 sq metres / 938 sq ft approx.



\*\*\*Please note: Whilst every attempt has been made to ensure the accuracy of our floor plans please note that measurements are approximate and no responsibility is taken for any error, omission or misstatement. The floor plans we produce are for representation purposes only and should be used as such by any prospective purchaser. No guarantee is given on the total square footage of the property if quoted on our plans. Any figure given is for initial guidance only and should not be relied on as a basis for valuation purposes.\*\*\*

## Viewing

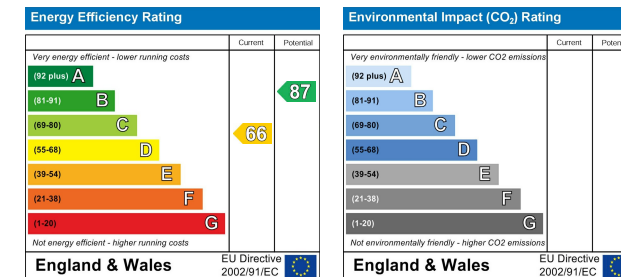
Please contact our Barnet Office on 020 8441 7173 if you wish to arrange a viewing appointment for this property or require further information.

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

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