



Granville Road
High Barnet, Barnet, EN5 4DU
£1,100,000

Granville Road

High Barnet, Barnet, EN5 4DU

An exceptionally spacious 5 bedroom (1 en suite) halls adjoining period residence situated in one of High Barnet most highly regarded turnings being within easy reach of the town centre and tube as well as popular local schools including QE Boys. The accommodation, which is over 2,200 sq ft in total, is arranged over 3 levels with the ground floor providing a drawing room, dining room, guest WC, breakfast room, fitted kitchen and conservatory. To the first floor, there are 4 bedrooms and a family bathroom with a separate WC. The master bedroom with an en suite shower room covers the second floor. The mature, secluded rear garden extends to approx 33m in depth. EPC: D

Hall

Living Room

14'10" x 15'1" (4.54 x 4.62)

Dining Room

11'10" x 14'4" (3.62 x 4.38)

Breakfast Room

11'2" x 11'10" (3.42 x 3.61)

Kitchen

9'6" x 11'9" (2.90 x 3.60)





Conservatory
9'4" x 10'9" (2.87 x 3.30)

FIRST FLOOR

Landing

Bedroom 2
14'4" x 11'11" (4.38 x 3.65)

Bedroom 3
11'11" x 14'3" (3.64 x 4.36)

Bedroom 4
11'9" x 13'1" (3.60 x 4.00)

Bedroom 5
8'0" x 7'3" (2.45 x 2.22)

Bathroom

WC

SECOND FLOOR

Master Bedroom
19'3" x 13'4" (5.88 x 4.08)

En Suite Shower



Floor Plan



7 Granville Road, Barnet

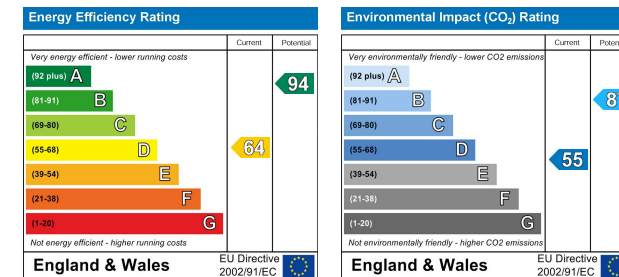
Viewing

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

Area Map



Energy Efficiency Graph



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.

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

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