



**Northfield Road**  
Barnet, EN4 9DN  
£720,000

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## Northfield Road

Barnet, EN4 9DN

A well presented SEMI DETACHED FAMILY HOME in a sought after location within close proximity to COCKFOSTERS UNDERGROUND, NEW BARNET MAINLINE and JCos School. The accommodation offers SCOPE TO EXTEND (STPP) consisting entrance hall, reception, kitchen/breakfast room, CONSERVATORY opening onto garden, 3 BEDROOMS, an additional loft room and family bathroom. The property benefits from OFF STREET PARKING and an IMPRESSIVE GARAGE with both electricity & water supply which could easily be used as a HOME OFFICE.



EPC : E

### GROUND FLOOR

#### Entrance Hall

#### Storage Cupboards

#### Living Room

13'9 x 12'6 (4.19m x 3.81m)

#### Kitchen/Breakfast Room

20'7 x 10'5 (6.27m x 3.18m)

#### Conservatory

12'6 x 9'6 (3.81m x 2.90m)

#### GARDEN (approx)

38'5 x 36'5 (11.71m x 11.10m)





**GARAGE**  
30'2 x 11'10 (9.19m x 3.61m)

**FIRST FLOOR**

**Landing**

**Bedroom**  
9'6 x 8'2 (2.90m x 2.49m)

**Bedroom**  
13'1 x 12'10 (3.99m x 3.91m)

**Bedroom**  
11'2 x 10'10 (3.40m x 3.30m)

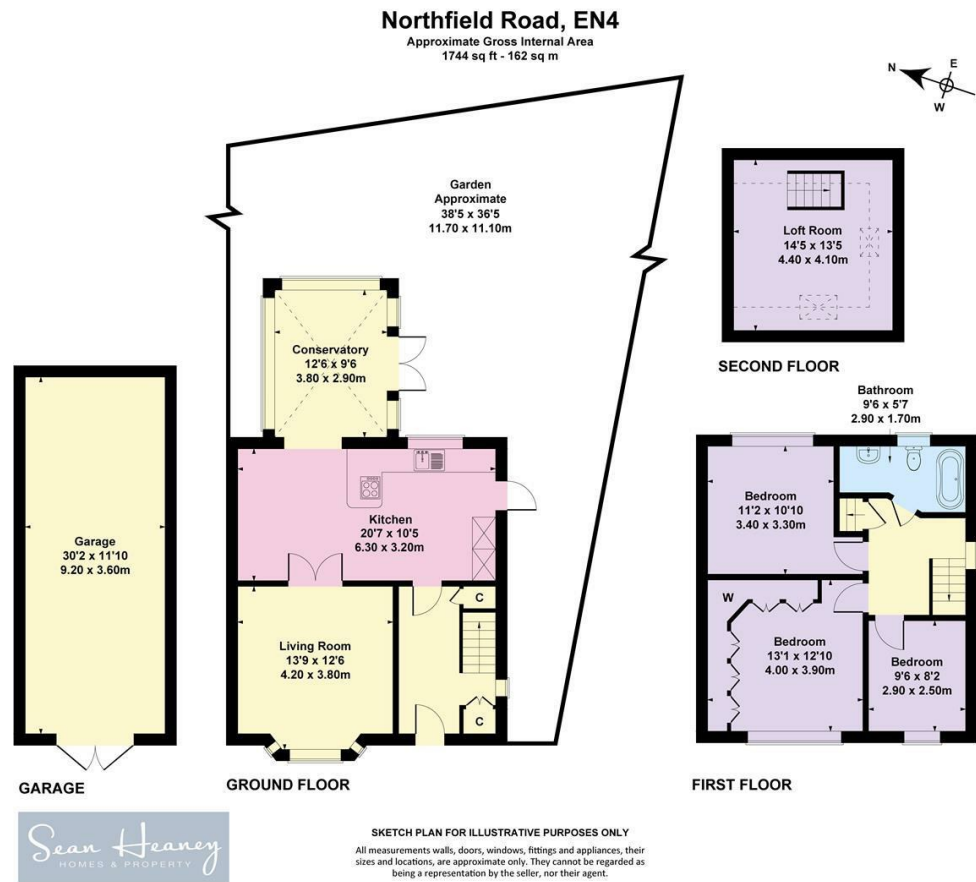
**Bathroom**  
9'6 x 5'7 (2.90m x 1.70m)

**SECOND FLOOR**

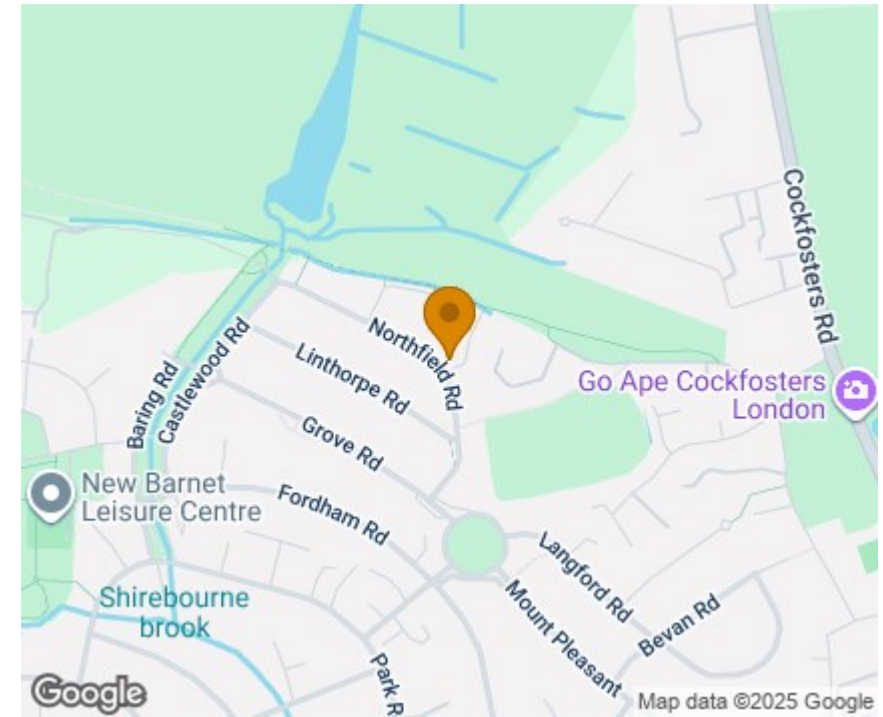
**Loft Room**  
14'5 x 13'5 (4.39m x 4.09m)



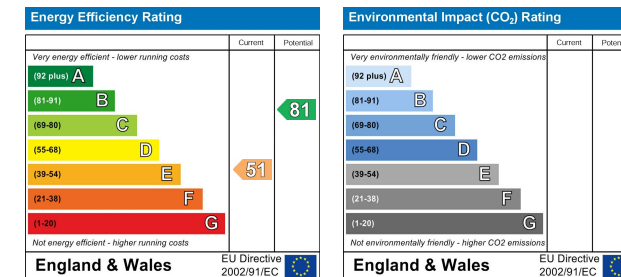
## Floor Plan



## 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.
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.

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