

Sherrards Way

Barnet, EN5 2BS

Guide Price £595,000

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SEAN HEANEY
HOMES & PROPERTY

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Situated in this sought-after location, conveniently positioned for commuters and within easy reach of High Barnet Underground Station, this semi-detached family home offers versatile accommodation, together with excellent scope for extension (stpp) and improvement.

The ground floor comprises a welcoming entrance hall and porch, a spacious through reception/dining room, kitchen and a bright conservatory. The conservatory provides direct access to the rear garden and patio area. Externally, the property benefits from a garage, accessed via a securely gated shared driveway. The first floor provides three well-proportioned bedrooms and a family bathroom, with separate WC.

The property is ideally located for a range of highly-regarded local schools, including Ark Pioneer Academy & QE Girls. Shopping facilities and excellent transport links are also in close walking distance, as well as local leisure facilities and the Everyman Cinema.

Surrounded by abundant green space and playing fields, the property presents an ideal family home in a quiet cul-de-sac position.

EPC : D

BARNET COUNCIL TAX BAND : E

TENURE : Freehold

























GROUND FLOOR

Porch

Entrance Hall

Kitchen
6'2 x 11'3 (1.88m x 3.43m)

Front Reception
11'9 x 12'10 (3.58m x 3.91m)

Rear Reception
10'10 x 11'11 (3.30m x 3.63m)

Conservatory
14'5 x 5'3 (4.39m x 1.60m)

FIRST FLOOR

Landing

Bedroom One
10'8 x 13'5 (3.25m x 4.09m)

Bedroom Two
10'11 x 12'3 (3.33m x 3.73m)

Family Bathroom
6'4 x 5'8 (1.93m x 1.73m)

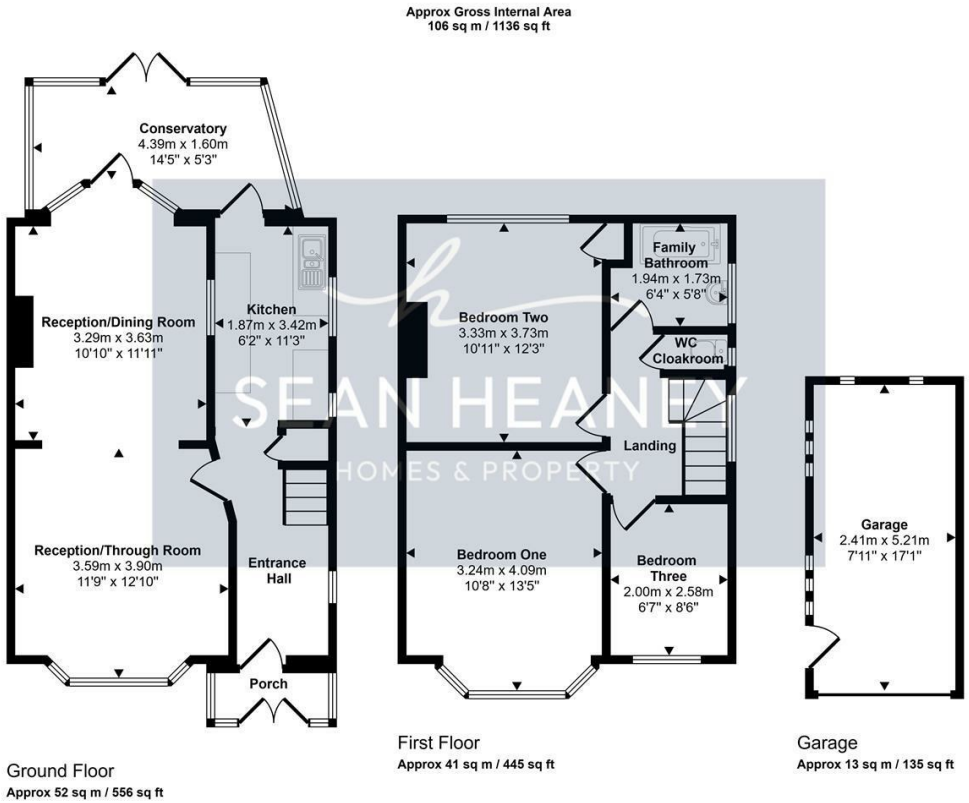
WC Cloakroom

Bedroom Three
6'7 x 8'6 (2.01m x 2.59m)

GARDEN

GARAGE
7'11 x 17'1 (2.41m x 5.21m)

Floor Plan

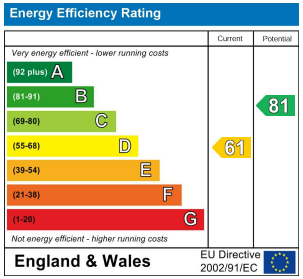


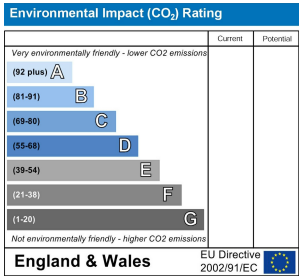
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.
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