



## Union Street

High Barnet, Barnet, EN5 4HY

Guide Price £795,000



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This BEAUTIFULLY PRESENTED END OF TERRACE property offers VERSATILE ACCOMMODATION in SOUGHT AFTER RESIDENTIAL AREA. The THREE BEDROOMED FAMILY HOME is DECEPTIVELY SPACIOUS and retains many PERIOD FEATURES. Based in the HEART OF HIGH BARNET within easy reach of LOCAL SHOPS, RESTAURANTS & TRANSPORT FACILITIES. The residence consists LARGE LOUNGE WITH OPEN FIREPLACE, kitchen/ breakfast room with doors onto the SOUTH FACING REAR GARDEN (in excess of 75ft) and DETACHED HOME OFFICE/SUMMERHOUSE, ground floor shower room, GUEST CLOAKROOM, THREE SIZEABLE BEDROOMS, EXTENSIVE EN-SUITE/FAMILY BATHROOM with underfloor heating and functional basement. The stunning walled PRIVATE REAR GARDEN has been nurtured chemical-free for many years, attracting wildlife into what is a natural tranquil escape within this central location. Based within close proximity to GOOD & OUTSTANDING LOCAL SCHOOLS, the property benefits further from HIGH BARNET UNDERGROUND and the TOWN CENTRE links. VIEWING STRONGLY ADVISED.

BARNET COUNCIL TAX BAND : F

EPC : E

FREEHOLD





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Gated Front Garden

GROUND FLOOR

Entrance Hallway

Living Room

13'10" x 24'10" (4.22 x 7.57)

Kitchen

18'0" x 21'7" (5.50 x 6.59)

Shower Room

7'8" x 6'0" (2.36 x 1.84)

Guest Cloakroom

FIRST FLOOR

Bedroom

7'10" x 11'7" (2.40 x 3.55)

Bedroom

9'10" x 15'1" (3.00 x 4.62)

Bedroom

12'0" x 14'1" (3.66 x 4.30)

En Suite/Bathroom

BASEMENT

16'4" x 12'9" (4.98 x 3.9)

GARDEN

75'5" (23)

SUMMERHOUSE

9'3" x 9'3" (2.84 x 2.84)



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## Floor Plan

### Union Street, EN5

Total Area: 132.3 sq metres / 1,424 sq ft approx. excluding Cellar  
Cellar Area: 20.7 sq metres 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

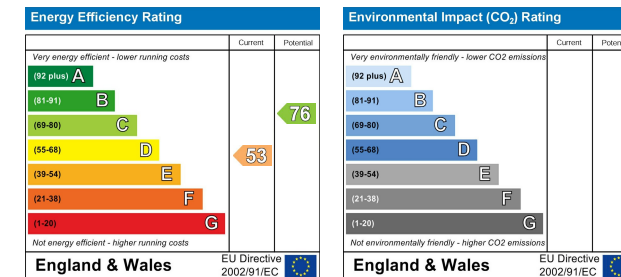
Please contact our Barnet Office on 020 8441 7173 if you wish to arrange a viewing appointment for this property or require further information.

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



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