



Norfolk Road

New Barnet, Barnet, EN5 5LS

Guide Price £749,000



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This much loved residence offers EXCELLENT SCOPE FOR IMPROVEMENT & DEVELOPMENT (stpp). Located in a HIGHLY DESIRABLE NEIGHBOURHOOD close to Hadley Common, Tudor Park playing fields and within easy reach of HIGH BARNET UNDERGROUND (Northern Line) and NEW BARNET MAINLINE stations, providing DIRECT ACCESS TO KINGS CROSS & MOORGATE.

The current accommodation consists of a welcoming hall, through lounge/reception room, kitchen and separate breakfast room leading to BEAUTIFUL MATURE SOUTH FACING SECLUDED GARDEN, GUEST CLOAKROOM, landing THREE BEDROOMS, family bathroom and independent WC.

SEMI DETACHED FAMILY HOME with extensive opportunity, benefitting further from PRIVATE DRIVEWAY for OFF-STREET PARKING and a GARAGE.

Situated in a PEACEFUL CUL-DE-SAC, adjacent to King George's Fields, and close to many GOOD & OUTSTANDING SCHOOLS.

EARLY VIEWING IS STRONGLY ADVISED.

EPC : E

BARNET COUNCIL TAX BAND : E

TENURE : Freehold





GROUND FLOOR

Entrance Hallway

Reception Room

13'6 x 12'8 (4.11m x 3.86m)

Dining Room

11'9 x 11'4 (3.58m x 3.45m)

Kitchen

10'2 x 7'2 (3.10m x 2.18m)

Breakfast Room

7'10 x 7'10 (2.39m x 2.39m)

Guest Cloakroom

FIRST FLOOR

Landing

Bedroom One

12'11 x 11'2 (3.94m x 3.40m)

Bedroom Two

12'9 x 10'5 (3.89m x 3.18m)

Bedroom Three

7'5 x 7'1 (2.26m x 2.16m)

Family Bathroom

Separate WC

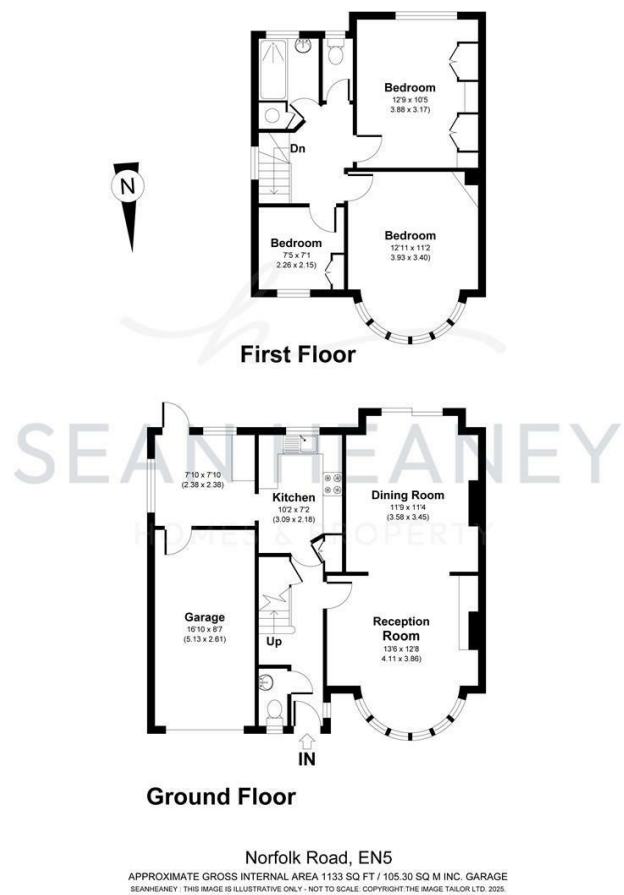
GARAGE

16'10 x 8'7 (5.13m x 2.62m)

GARDEN



Floor Plan



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

