

# Sean Heaney

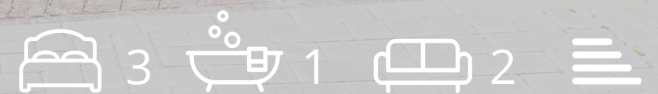
HOMES & PROPERTY



**Hyde Close** CLOSE

Barnet, EN5 5TJ

Guide Price £825,000



## Hyde Close

Barnet, EN5 5TJ

\* CHAIN FREE \*

A SOUGHT AFTER RESIDENTIAL TURNING within easy walking distance of HIGH BARNET TOWN CENTRE with it's multiple shopping and leisure facilities and IDEAL FOR THE COMMUTER within easy reach of HIGH BARNET UNDERGROUND (Northern Line).

This much loved and well presented SEMI DETACHED FAMILY HOME is situated on a GENEROUS SOUTH FACING PLOT and offers GREAT SCOPE FOR REFURBISHMENT (stpp).

The accommodation is currently arranged over 2 floors and consists of entrance porch, open entrance hall, dining area facing BEAUTIFUL MATURE PRIVATE GARDEN, kitchen, BAY FRONTED RECEPTION, GUEST CLOAKROOM, UTILITY and GARAGE. The second floor provides THREE BEDROOMS and a large family bathroom.

Externally, the CUL-DE-SAC LOCATION also benefits from ample OFF STREET PARKING, a GARAGE and attractive frontage.

Situated in a desirable location, this property provides easy access to local amenities, schools, and transport links, making it ideal for families or professionals alike.

EARLY VIEWING ADVISED.

EPC : to follow

BARNET COUNCIL TAX BAND : E

TENURE : Freehold





## GROUND FLOOR

Entrance Porch

Entrance Hall

Dining Room

12'0 x 11'6 (3.66m x 3.51m)

Reception Room

14'2 x 12'5 (4.32m x 3.78m)

Guest Cloakroom

Kitchen

12'0 x 7'3 (3.66m x 2.21m)

Utility

8'9 x 7'0 (2.67m x 2.13m)

**GARAGE**

15'0 x 8'4 (4.57m x 2.54m)

## FIRST FLOOR

Landing

Bedroom One

14'9 x 12'5 (4.50m x 3.78m)

Bedroom Two

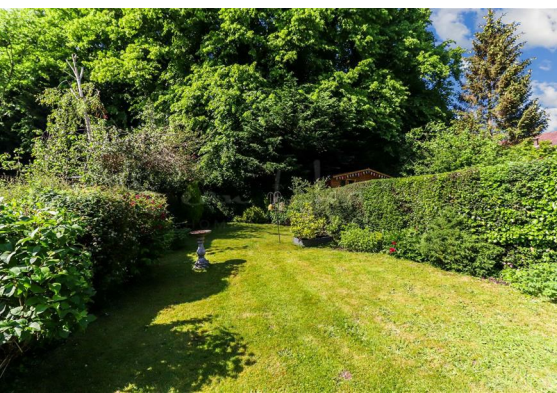
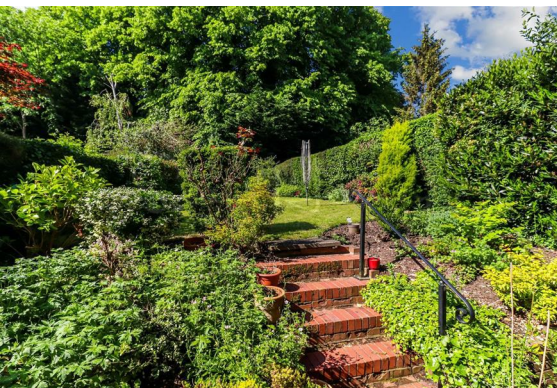
12'1 x 11'5 (3.68m x 3.48m)

Bedroom Three

9'8 x 6'4 (2.95m x 1.93m)

Family Bathroom

11'11 x 7'6 (3.63m x 2.29m)



## Floor Plan



## Viewing

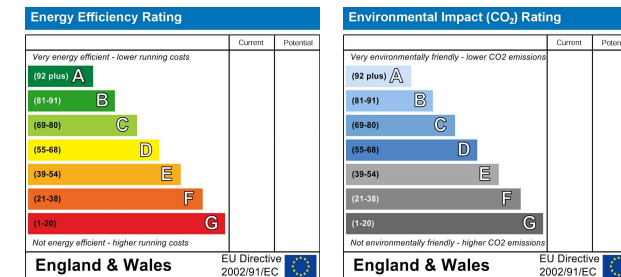
Please contact our Barnet Office on 020 8441 7173 if you wish to arrange a viewing appointment for this property or require further information.

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.
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## Area Map



## Energy Efficiency Graph



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