Sean Heaney
HOMES & PROPERTY

King Edward Road

Barnet, EN5 5AW

Guide Price £750,000

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A Much-Loved Family Home with Excellent Potential

A charming and well-maintained three-bedroom semi-detached family home, ideally situated in this popular High Barnet residential location, close to High Barnet Underground Station, New Barnet Mainline, local shopping and a selection of highly regarded schools.

Much-loved by the same family for many years, the endearing accommodation comprises two reception rooms, two double bedrooms, a third bedroom, a kitchen and a good-sized family bathroom with bath and shower. The property is double glazed and well presented, whilst offering excellent scope to modernise, reconfigure and extend subject to the necessary planning permissions (STPP).

A further feature is the fully boarded loft with loft ladders, previously used as a room and workspace, providing excellent additional storage and potential.

The rear garden is mature, established and particularly attractive, with a shed, side access and a separate outbuilding/storage area immediately outside the kitchen, benefitting from power and used as a utility area. The property also has an attractive front garden, with off-street parking and driveway potential (STPP).

The residence is well placed for extensive amenities, with a good choice of cafés, restaurants, independent shops and everyday facilities close by.

For commuters, High Barnet Underground Station provides Northern Line services into central London, whilst New Barnet station offers a mainline connection to Kings Cross & Moorgate. The surrounding area is also popular with families, with a selection of well-regarded schools nearby, including Ark Pioneer Academy and Queen Elizabeth's Girls' School.

EPC : D

BARNET COUNCIL TAX BAND : F

TENURE : Freehold

GROUND FLOOR

Entrance Hallway

Reception Lounge
14'4 x 13'7 (4.37m x 4.14m)

Dining Room
11'10 x 12'4 (3.61m x 3.76m)

Kitchen
8'2 x 11'0 (2.49m x 3.35m)

FIRST FLOOR

Landing

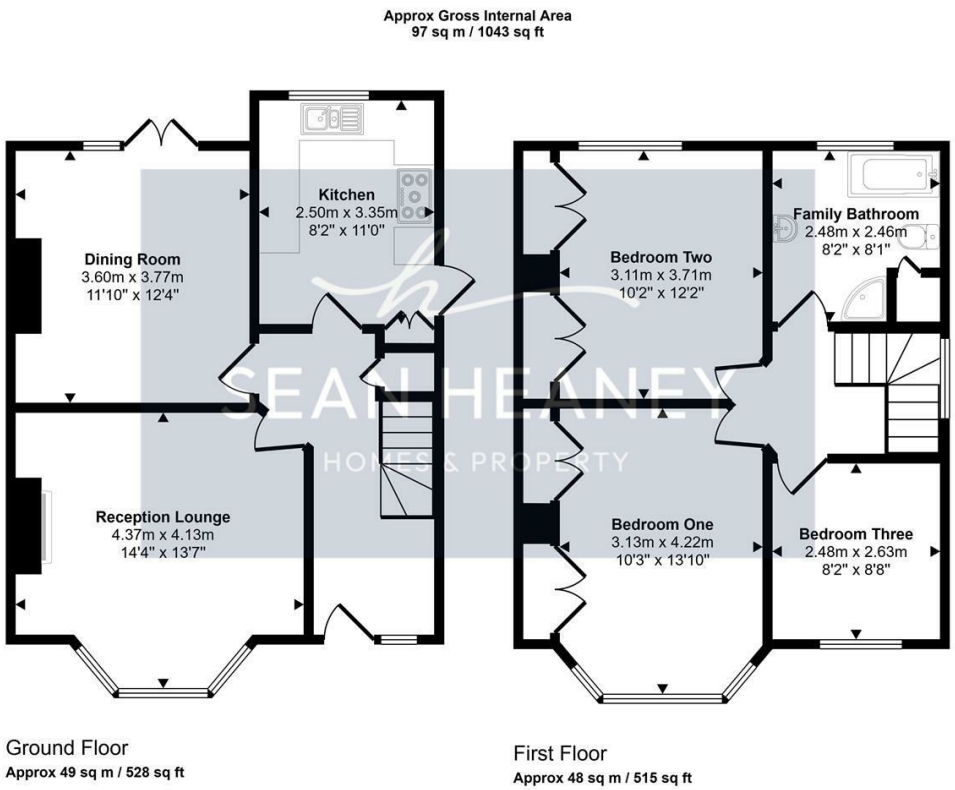
Bedroom One
10'3 x 13'10 (3.12m x 4.22m)

Bedroom Two
10'2 x 12'2 (3.10m x 3.71m)

Bedroom Three
8'2 x 8'8 (2.49m x 2.64m)

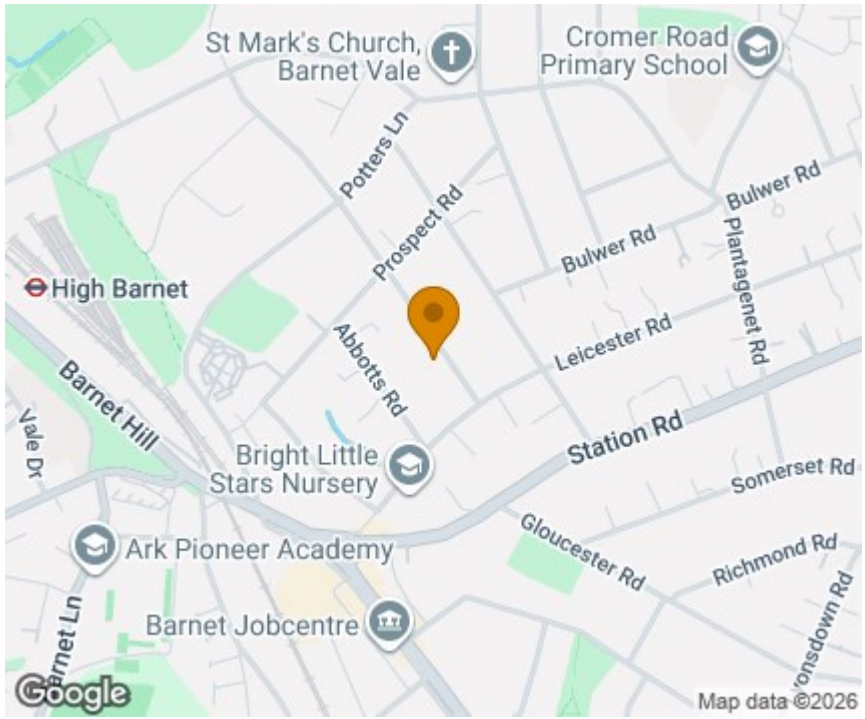
Family Bathroom
8'2 x 8'1 (2.49m x 2.46m)

Floor Plan

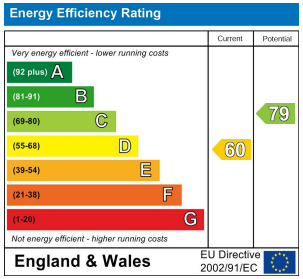


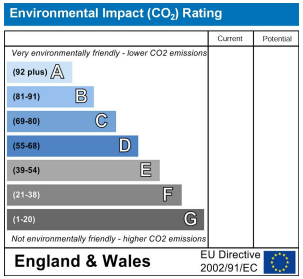
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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