

# Sean Heaney

HOMES & PROPERTY



**Norfolk Road**

New Barnet, Barnet, EN5 5LT

Guide Price £1,095,000



# Norfolk Road

New Barnet, Barnet, EN5 5LT

A beautiful & immaculately presented FOUR BEDROOM PROPERTY. Spacious and luxuriously appointed SEMI DETACHED FAMILY HOME situated in this DESIRABLE LOCATION close to Hadley Common, Tudor Park playing fields and within easy reach of HIGH BARNET UNDERGROUND and NEW BARNET MAINLINE stations.

The accommodation consists of welcoming hall with bespoke entrance, EXTREMELY WELL PLANNED OPEN LIVING AREA; lounge/reception room, FULLY FITTED KITCHEN/BREAKFAST ROOM, large UTILITY, GUEST CLOAKROOM, four bedrooms (one PRINCIPAL WITH LUXURY EN-SUITE & Juliet Balcony) and modern family bathroom. The residence benefits from an addition LOFT ROOM spanning the width of the house (PREVIOUSLY A FIFTH BEDROOM) and comprehensive EAVE STORAGE.

This property offers extensive and contemporary living space with approximately 1,900 SQ FT, benefitting further from recently refurbished PRIVATE DRIVEWAY providing OFF-STREET PARKING for numerous vehicles, side access and SITUATED DIRECTLY ADJACENT TO KING GEORGE'S FIELDS the SECLUDED GARDEN presents STUNNING GREEN BELT VIEWS.

Located in a PEACEFUL CUL-DE-SAC, close to many GOOD & OUTSTANDING SCHOOLS, this property offers a wealth of family living and early viewing is strongly advised.

EPC : D

BARNET COUNCIL TAX BAND : E

TENURE : Freehold





## GROUND FLOOR

### Entrance Hall

### Reception Room

23'0 x 18'11 (7.01m x 5.77m)

### Kitchen/Dining

19'1 x 14'7 (5.82m x 4.45m)

### Utility Room

11'0 x 4'9 (3.35m x 1.45m)

### Guest Cloakroom

## FIRST FLOOR

### Landing

### Principal Bedroom

14'7 x 13'11 (4.45m x 4.24m)

### En Suite

14'6 x 7'10 (4.42m x 2.39m)

### Bedroom Two

13'3 x 10'11 (4.04m x 3.33m)

### Bedroom Three

12'3 x 10'5 (3.73m x 3.18m)

### Bedroom Four

7'8 x 7'0 (2.34m x 2.13m)

### Family Bathroom

7'11 x 7'5 (2.41m x 2.26m)

## SECOND FLOOR

### Loft Room

29'1 x 11'10 (8.86m x 3.61m)

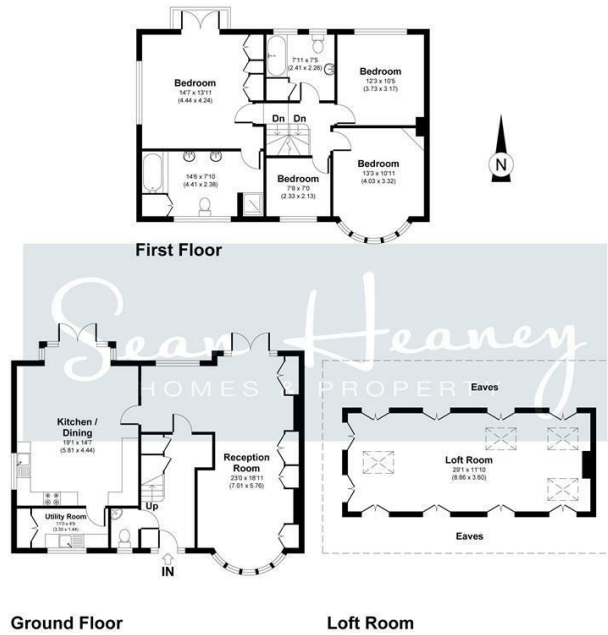
### Extensive Eaves/Storage

## GARDEN

45'11 x 39'8 (approx) (14.00m x 12.09m (approx))



## Floor Plan



Norfolk Road, EN5  
 APPROXIMATE GROSS INTERNAL AREA 1879 SQ FT / 174.58 SQ M INC. LOFT ROOM  
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## 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

