

Sean Heaney

HOMES & PROPERTY



Union Street

High Barnet, EN5 4HZ

Guide Price £525,000



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A beautifully presented and refurbished cottage, situated in a sought-after residential turning just off Barnet High Street, offering an extremely convenient town-centre location. This attractive and well-designed mid-terrace property provides practical accommodation and benefits from a private garden and off-street parking to the rear.

The property comprises two bedrooms, modern bathroom, a deceptively spacious downstairs living area and a guest cloakroom. To the rear, there is a large kitchen/breakfast room with doors opening onto a mature and secluded garden with a patio area.

Situated in the heart of High Barnet, the property is within easy reach of a wide range of local shops, restaurants and transport facilities. High Barnet Underground (Northern Line) is also within close proximity, providing excellent links into Central London.

The area is well served by a selection of good and outstanding local schools, making the property particularly appealing.

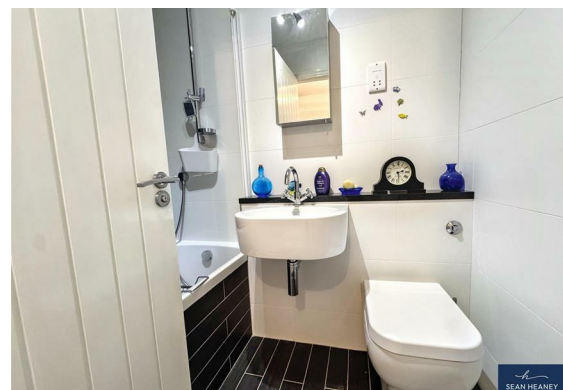
Viewing is strongly advised.

EPC : C

BARNET COUNCIL TAX BAND : D

TENURE : Freehold





GROUND FLOOR

Reception Room

10'2 x 15'9 (3.10m x 4.80m)

Guest Cloakroom

Kitchen/Breakfast Room

10'2 x 16'1 (3.10m x 4.90m)

FIRST FLOOR

Landing

Bedroom One

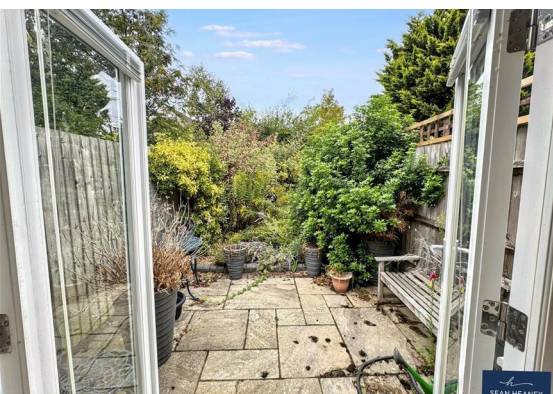
10'2 x 9'10 (3.10m x 3.00m)

Bathroom

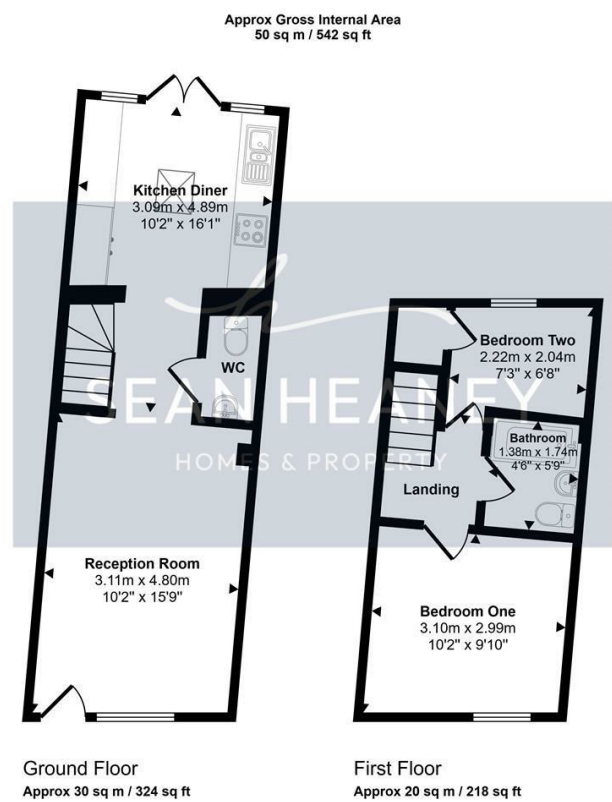
4'6 x 5'9 (1.37m x 1.75m)

Bedroom Two

7'3 x 6'8 (2.21m x 2.03m)



Floor Plan



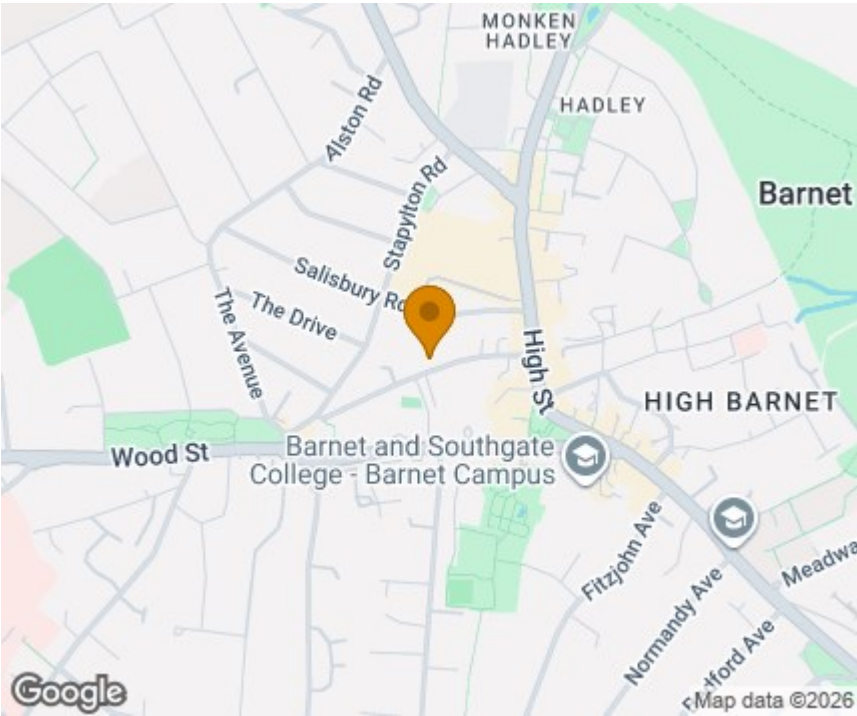
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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

