



Milton Avenue

High Barnet, Barnet, EN5 2EX

Guide Price £825,000



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Beautifully renovated and extended, this attractive family home offers over 1,300 sq ft of bright and versatile accommodation, with the potential to provide up to four bedrooms.

Situated on a highly regarded residential avenue within walking distance of High Barnet Underground and Barnet town centre, the property enjoys excellent access to a wide range of shops, transport links and leisure facilities. A number of highly sought-after local schools are also within easy reach, including St Catherine's Primary School, Queen Elizabeth's Girls' School and Ark Pioneer Academy.

The ground floor features a welcoming entrance hallway, a generous front reception room, contemporary family bathroom, modern kitchen, separate utility room, dining room and a functional bedroom/playroom. The first floor has been thoughtfully renovated to provide three further bedrooms, including a principal bedroom with en-suite shower room.

Externally, the property benefits from a detached garage, accessed via a shared driveway, together with a useful storage shed, ample off-street parking and an EV charging point.

Offering spacious and adaptable accommodation throughout, the property also provides scope to extend further or reconfigure the layout to suit individual requirements.

EPC : to follow

BARNET COUNCIL TAX BAND : E

TENURE : Freehold





GROUND FLOOR

Hallway

Front Reception

13'6" x 11'10" (4.11m x 3.61m)

Family Bathroom

9'5" x 5'7" (2.87m x 1.70m)

Utility Room

9'8" x 5'1" (2.95m x 1.55m)

Dining Room

10'1" x 13'4" (3.07m x 4.06m)

Bedroom/Playroom

11'7" x 12'3" (3.53m x 3.73m)

Kitchen

8'11" x 9'11" (2.72m x 3.02m)

Lean To

6'0" x 4'4" (1.83m x 1.32m)

FIRST FLOOR

Landing

Principal Bedroom

10'0" x 18'6" (3.05m x 5.64m)

En-Suite

5'7" x 9'3" (1.70m x 2.82m)

Bedroom Three

7'0" x 7'0" (2.13m x 2.13m)

Bedroom Two

8'4" x 11'1" (2.54m x 3.38m)

GARDEN

32'4" x 50'3" (9.88m x 15.34m)

SHED

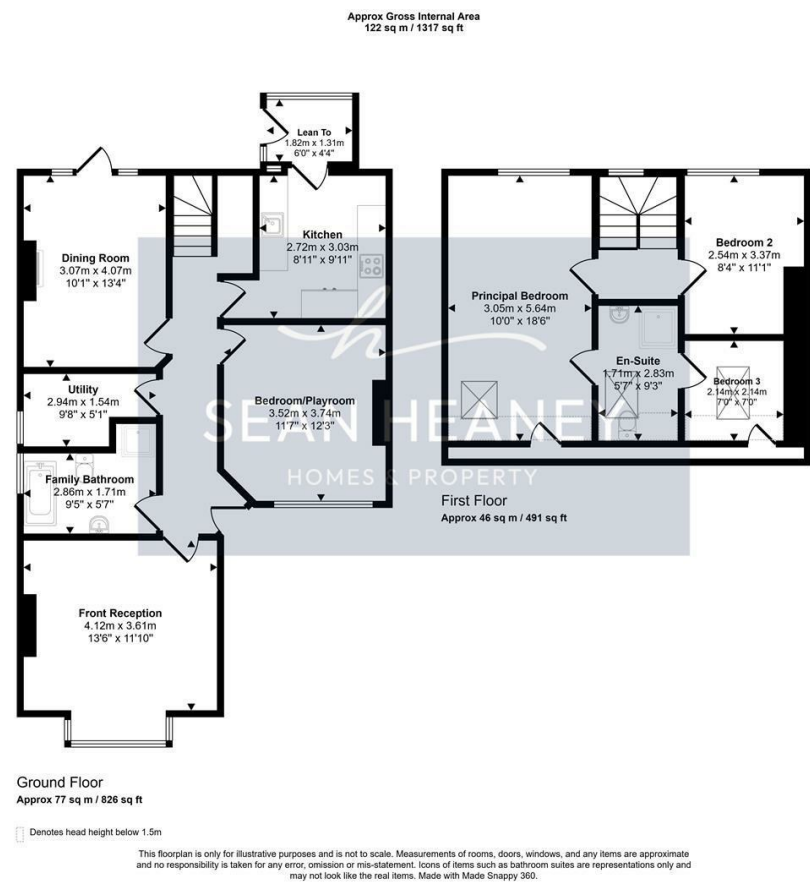
6'2" x 11'8" (1.90m x 3.58m)

GARAGE

6'2" x 16'1" (1.90m x 4.92m)



Floor Plan

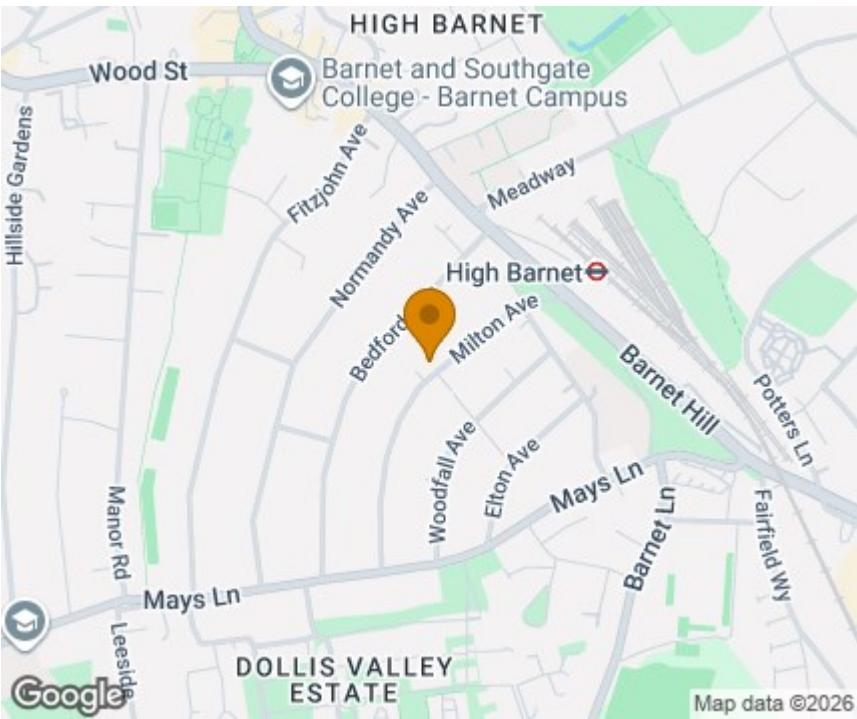


Viewing

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

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- 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.
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Area Map



Energy Efficiency Graph

