

Sean Heaney
HOMES & PROPERTY

Richmond Road

New Barnet, EN5 1SF

Offers In Excess Of £800,000

4 6 2 C

Richmond Road

New Barnet, EN5 1SF

* RECOMMENDED GUIDE PRICE £800,000 - £825,000 * CHAIN FREE *

This attractive FOUR DOUBLE BEDROOM SEMI DETACHED property offers a unique opportunity in this HIGHLY SOUGHT AFTER LOCATION. The FAMILY HOME residence provides MUCH SCOPE and POTENTIAL TO EXTEND (stpp), currently presented as an HMO, a remodel would prove uncomplicated.

The versatile accommodation is accessible to return to its original format, if desired, and offers; entrance hallway, front reception, kitchen/breakfast/dining area, plus annexe bedroom & ensuite, and a further downstairs bathroom. The first floor modifications benefit from three bedrooms ALL WITH EN SUITE FACILITY and a LAUNDRY ROOM.

With excellent access to LOCAL SHOPPING FACILITIES, many GOOD & OUTSTANDING SCHOOLS, Parks and transport links, the location is IDEALLY SITUATED FOR THE COMMUTER, with NEW BARNET MAINLINE (Kings Cross/Moorgate) and HIGH BARNET UNDERGROUND (Northern Line) within easy reach.

This TUDOR STYLE semi detached FAMILY HOME has been WELL MAINTAINED with the opportunity to develop further. The handsome approach provides OFF-STREET PARKING for numerous vehicles and there is a CHARMING MATURE REAR GARDEN which extends to 70 ft.

EPC : C

BARNET COUNCIL TAX BAND : F

TENURE : Freehold

























GROUND FLOOR

Entrance Hallway
7'0 x 20'0 (2.13m x 6.10m)

(Previous) Living Room
13'0 x 15'0 (3.96m x 4.57m)

Shower Room / En Suite
8'0 x 4'0 (2.44m x 1.22m)

Kitchen
12'0 x 11'0 (3.66m x 3.35m)

Breakfast/Dining Area
8'0 x 10'0 (2.44m x 3.05m)

Dining Room
13'0 x 15'0 (3.96m x 4.57m)

Shower Room / En Suite
4'0 x 7'0 (1.22m x 2.13m)

Bedroom / Annexe Room
8'0 x 17'0 (2.44m x 5.18m)

Shower Room / En Suite
7'0 x 6'0 (2.13m x 1.83m)

Landing
10'0 x 7'0 (3.05m x 2.13m)

Laundry Room
8'0 x 4'0 (2.44m x 1.22m)

Primary Bedroom
12'0 x 12'0 (3.66m x 3.66m)

En Suite Shower Room
8'0" x 3'0 (2.44m x 0.91m)

Bedroom
12'0 x 10'0 (3.66m x 3.05m)

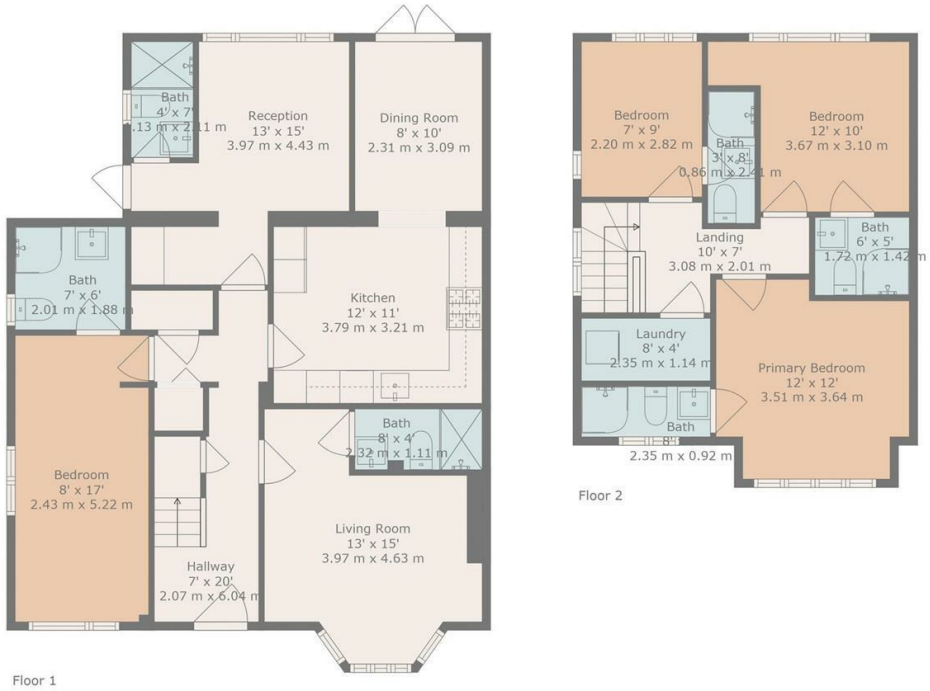
En Suite Shower Room
6'0 x 5'0 (1.83m x 1.52m)

Bedroom
7'0 x 9'0 (2.13m x 2.74m)

En Suite Shower Room
3'0 x 8'0 (0.91m x 2.44m)

GARDEN
extends to 70' (extends to 21.34m)

Floor Plan



Garden Extends To 70'

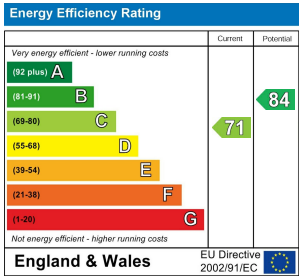
TOTAL: 1390 sq. ft, 129 m2
FLOOR 1: 905 sq. ft, 84 m2, FLOOR 2: 485 sq. ft, 45 m2
EXCLUDED AREAS: WALLS: 111 sq. ft, 10 m2

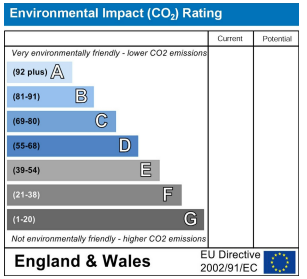
Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

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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