

Lucan Road

High Barnet, EN5 4HA

Guide Price £470,000

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A TERRACED COTTAGE based in this CHARMING COURTYARD DEVELOPMENT in a sought after location within WALKING DISTANCE OF BARNET HIGH STREET offering multiple SHOPPING & TRANSPORT FACITILITIES including the NORTHERN LINE UNDERGROUND.

The accommodation is arranged over two levels and consists of TWO RECEPTION ROOMS, kitchen leading to paved rear garden, TWO BEDROOMS and a family bathroom.

The property provides GREAT SCOPE FOR IMPROVEMENT and the IDEAL NEIGHBOURHOOD with excellent schools, cafes & restaurants. A central position with further benefit from OFF STREET PARKING.

** CHAIN FREE RESIDENCE **

EPC : C

BARNET COUNCIL TAX BAND : D

TENURE : FREEHOLD

























GROUND FLOOR

Reception Room
11'9" x 10'9" (3.60 x 3.30)

Reception Room
11'9" x 10'9" (3.60 x 3.30)

Kitchen
11'5" x 6'10" (3.50 x 2.10)

FIRST FLOOR

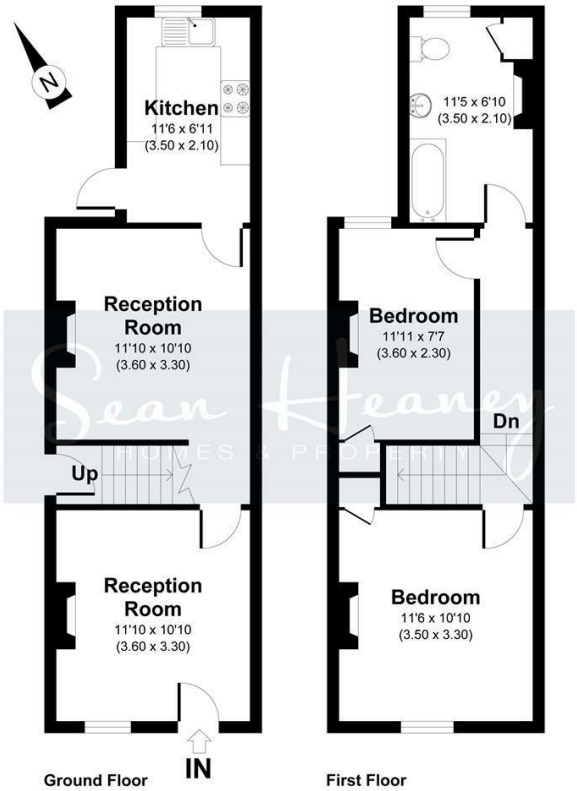
Landing

Bedroom 1
11'5" x 10'9" (3.50 x 3.30)

Bedroom 2
11'9" x 7'6" (3.60 x 2.30)

Bathroom
11'5" x 6'10" (3.50 x 2.10)

Floor Plan



Lucan Road, EN5

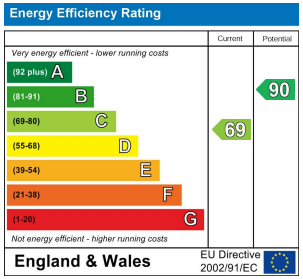
APPROXIMATE GROSS INTERNAL AREA 728 SQ FT / 67.60 SQ M

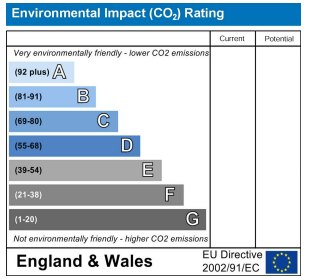
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Area Map



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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