

STATONS

www.statons.com

Sellwood Drive
Barnet



Sellwood Drive, Barnet, EN5 2RJ

OIEO £670,000

*****CHAIN FREE***** This well presented three-bedroom end of terrace family home set in this quite residential road. The property comprises an entrance porch which leads on to a well-proportioned lounge with the staircase leading to the 1st floor. There is also a good-sized fitted kitchen which leads onto a dining area with double doors opening onto the east facing rear garden. The ground floor benefits from having a bedroom and a separate shower room.

The first floor offers 2 good sized bedrooms and a family bathroom.

Externally the property benefits from rear garden which is mainly laid to lawn with shrubbed borders and a block paved driveway providing off street parking for several cars to the front.

Situated in this popular location just off Mays Lane, the surrounding area offers a selection of highly, outstanding regarded schools, all the shops, cafes and restaurants on the High Street and High Barnet tube gives access into Central London. There is also a choice of recreational areas and nearby greenbelt land and The London Loop.

Planning permission granted for full round extension of the first floor and loft.











WORK HARD
Dream Big
&
NEVER
Give Up

Be the Chief
YOU WISH
to
see in the
WORLD

We
are
RAINBOW
of psychology

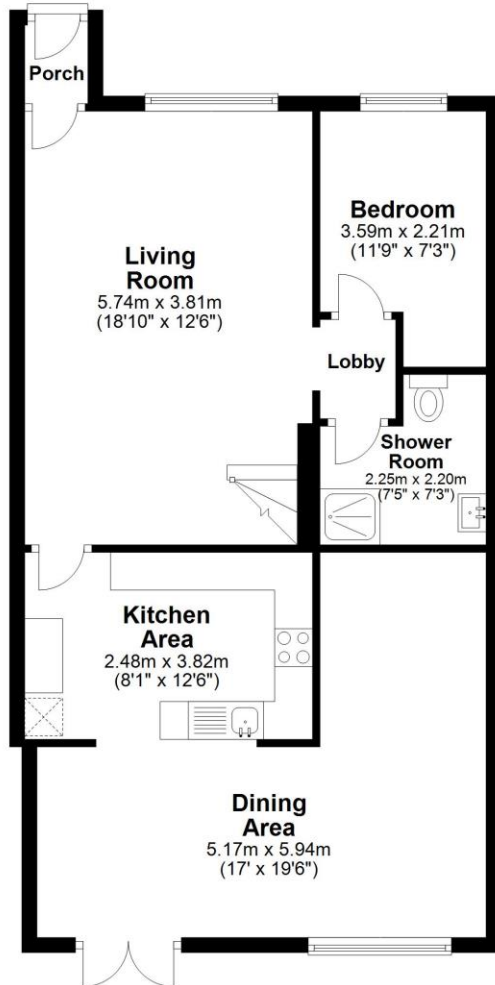






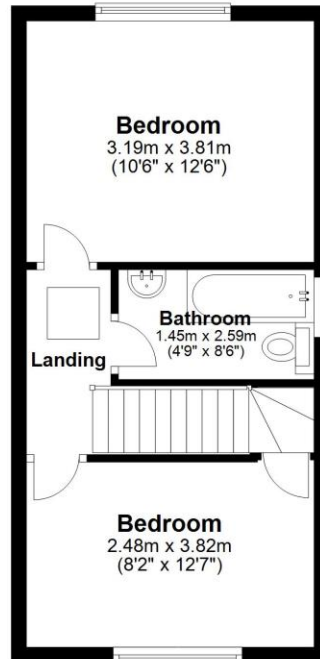
Ground Floor

Approx. 48.5 sq. metres (522.6 sq. feet)



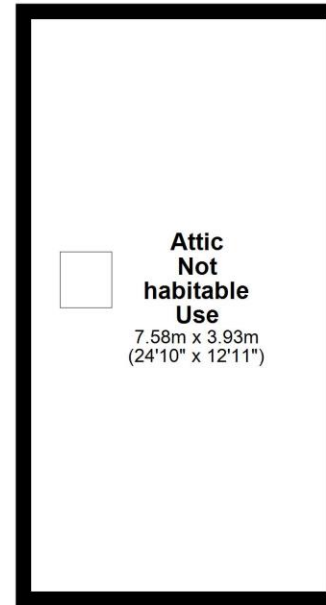
First Floor

Approx. 30.5 sq. metres (328.5 sq. feet)




Second Floor

Approx. 29.8 sq. metres (320.3 sq. feet)



Local Authority: Barnet
Council Tax band: E
Tenure: Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Whilst every attempt has been made to ensure the accuracy of this floor plan, no responsibility is taken for any error, omission or incorrect statement. When a garage outbuilding, garden and/or balcony are shown on the floor plan, their areas are included in the floor square area. The plan is for illustrative purposes and is to be used as such by any prospective purchaser or tenant. Floor Plan prepared by Adrian Bunting.
Plan produced using PlanUp.

DISCLAIMER: In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property, All sizes are approximate. All dimensions include wardrobe spaces where applicable.

STATONS

www.statons.com

STATONS BARNET

1 HADLEY PARADE
HIGH STREET
BARNET
HERTS
EN5 5SX
020 8449 3383
barnet@statons.com

