



Puller Road

High Barnet, Barnet, EN5 4HQ

Guide Price £535,000

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Situated within one of High Barnet's most sought-after residential turnings and within the highly regarded catchment areas for both Foulds and Christchurch Schools, this charming mid-terraced property presents an opportunity to create a beautiful family home.

The accommodation is arranged over three floors and comprises a snug entrance area, versatile living room, fitted kitchen leading to a private 100 ft west-facing rear garden, two well-proportioned double bedrooms and a contemporary first-floor bathroom.

Ideally positioned within easy reach of Barnet High Street and The Spires Shopping Centre with a wide selection of cafés, shops and leisure facilities nearby. The property is offered chain-free and enjoys excellent transport connections including High Barnet Underground Station (Northern Line).

EPC : D

BARNET COUNCIL TAX BAND : D

TENURE : Freehold





GROUND FLOOR

Snug Reception

8'10 x 7'5 (2.69m x 2.26m)

Reception

8'11 x 13'11 (2.72m x 4.24m)

Kitchen

4'8 x 15'11 (1.42m x 4.85m)

FIRST FLOOR

Landing

Bedroom Two

8'10 x 12'11 (2.69m x 3.94m)

Family Bathroom

8'9 x 7'1 (2.67m x 2.16m)

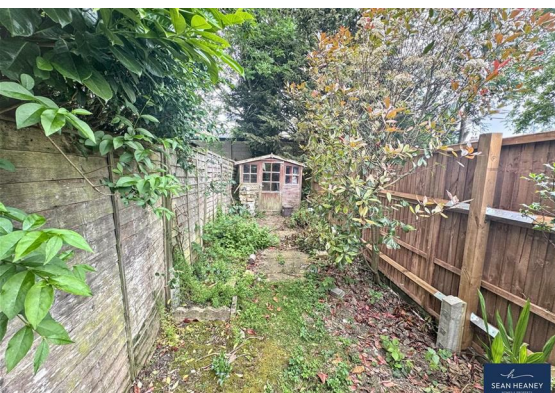
SECOND FLOOR

Bedroom One

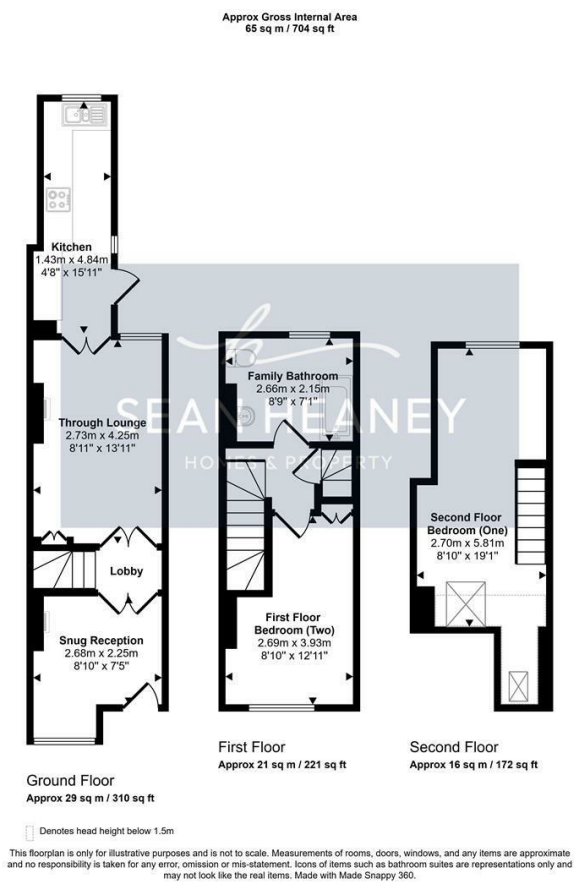
8'10 x 19'1 (2.69m x 5.82m)

GARDEN

100' (approx) (30.48m (approx))



Floor Plan

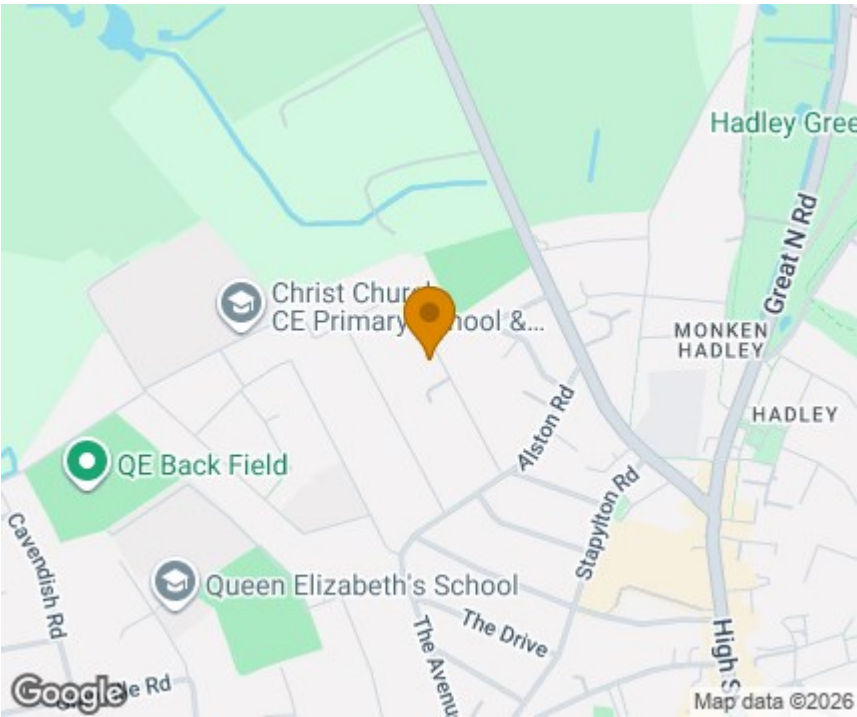


Viewing

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

- 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.
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Area Map



Energy Efficiency Graph

