

# MATTHEW JAMES

Residential Sales • Lettings • Management



116 Sherrards Way, Barnet, EN5 2BL

**Asking Price £649,950**

A three bedroom semi detached family home within a short distance to High Barnet Underground Station. The house is well presented and offers a bright, through reception room, 3 bedrooms, modern kitchen and bathroom, a large rear garden and garage.

Available to purchase chain free.

## Ground floor

### Entrance hall

Laminate wood flooring

### Through Lounge



Laminate wood flooring, double glazed windows to front and rear with double glazed door to rear garden, fireplace opening.

### Kitchen



Modern, white wall and base units, work surfaces incorporating one and a half bowl stainless steel sink and drainer unit, stainless steel duel fuel cooker, stainless steel extractor canopy above, integrated dishwasher, freestanding fridge freezer, spotlights, gas central heating boiler, door to lean-to with washing machine.

### Carpeted Stairs to First Floor

### First Floor Landing

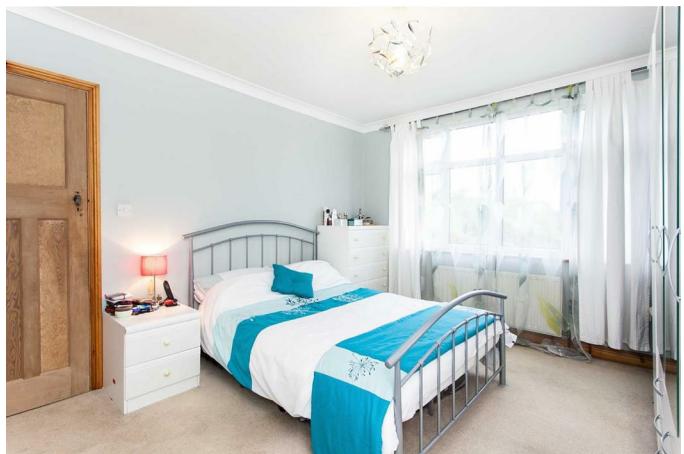
Carpeted, access to loft.

## Bedroom One



Double glazed windows to front bay, laminate wood flooring, spotlights on track.

### Bedroom Two



Fitted carpet, double glazed windows to rear.

### Bedroom Three

Double glazed windows to front, fitted carpet.

### Bathroom



Panelled bath with mixer taps and 'GROHE' shower unit, glass shower screen, low flush WC, wash basin set in vanity unit, double glazed window to side, mirrored medicine cabinet, fitted mirror, spotlights, part tiled walls, tiled floor, heated towel rail.

## Rear Garden



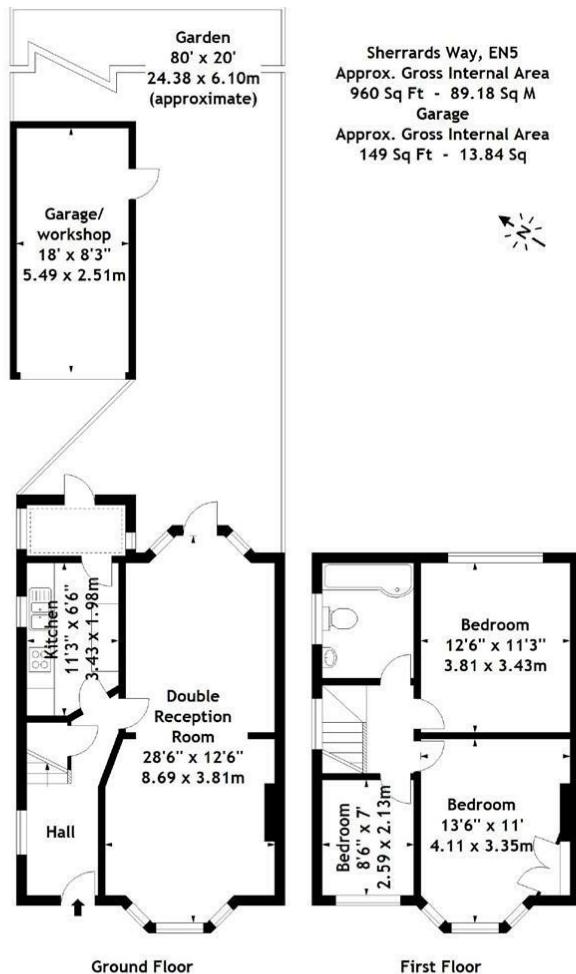
Large North East facing garden with patio and lawned areas. Side access to Garage.

### Additional Information

Chain Free Sale

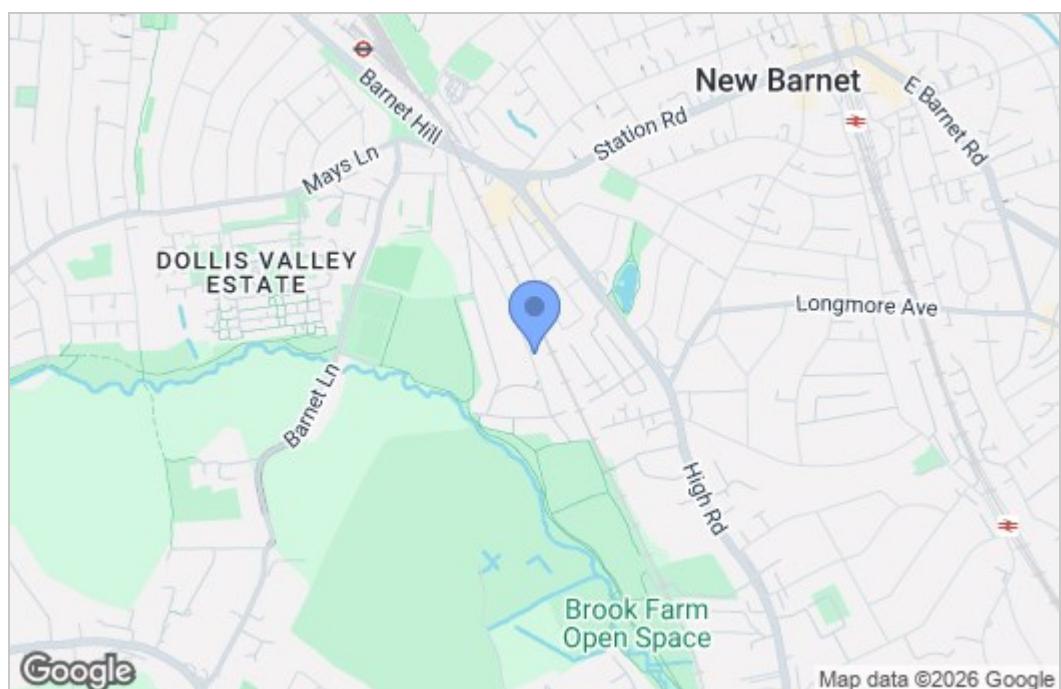
Barnet Council Tax Band E

## Floor Plan

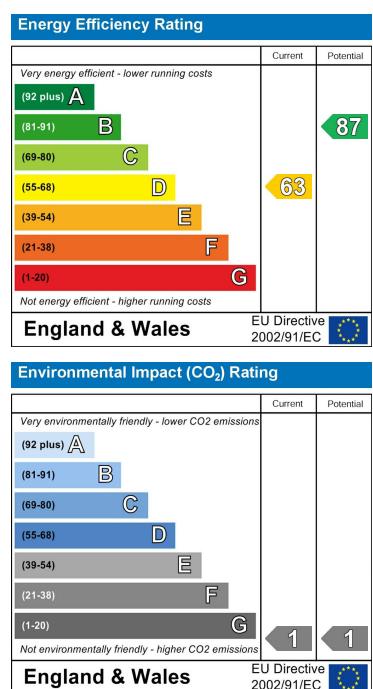


Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.  
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## Area Map



## Energy Efficiency Graph



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