



**Sherrards Way, Barnet, EN5**

**Offers in excess of: £550,000**

*Freehold*



# Sherrards Way, Barnet, EN5

A three bedroom semi-detached family house with scope to extend STPP, requiring updating and 60' garden backing on to playing fields.

The property comprises entrance hall, reception room to rear with bayed door to garden, dining room to front, kitchen, three bedrooms, shower room and 60ft garden.

The property is located at the cul-de-sac end of this quiet residential turning backing on to open fields approximately one mile from Barnet town centre for its array of shops, transport links and a number of primary and secondary schools.

- **SEMI-DETACHED HOUSE**
- **REQUIRING UPDATING**
- **THREE BEDROOMS**
- **SCOPE TO EXTEND STPP**
- **TWO RECEPTION ROOMS**
- **KITCHEN**
- **SHOWER ROOM AND SEPERATE W.C.**
- **60' GARDEN BACKING ON TO FIELDS**
- **COUNCIL TAX BAND E**



## 123 Sherrards Way

Approximate Gross Internal Area = 85.2 sq m / 918 sq ft

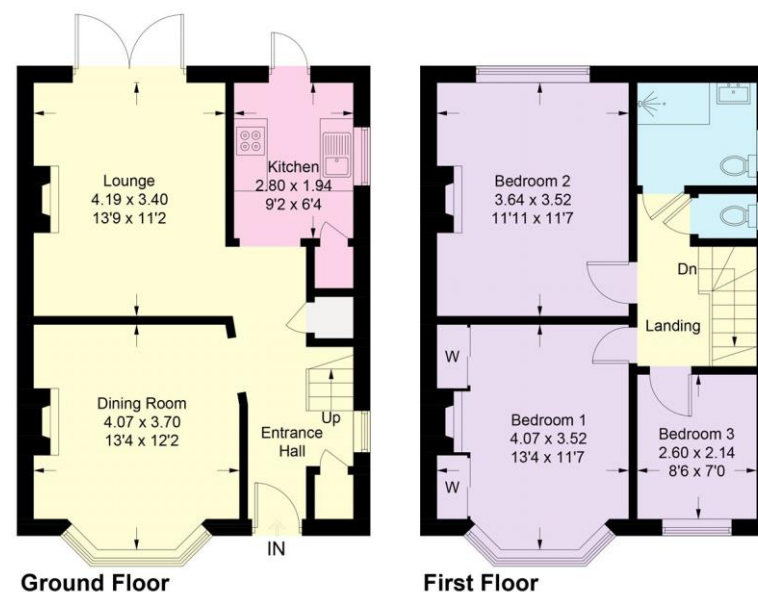


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1069099)











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>		
(39-54) <b>E</b>	42	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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### Disclaimer

The agent has not checked any apparatus, fixtures or fittings or services and cannot verify they are in working order or fit for their purpose. Neither has the agent checked the legal documentation to verify the Freehold / Leasehold status of the property. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property.

Reference: **BRN230127**