



Vale Drive, Barnet, Hertfordshire, EN5

Asking Price: £775,000

Freehold

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This three-bedroom semi-detached family home is ideally located close to High Barnet town centre. The property is within walking distance of the High Street, offering a wide selection of shops, bars, and restaurants, as well as the popular Saturday food market and The Spires shopping centre, home to Waitrose, H&M, and Anytime Fitness. High Barnet Underground Station (Northern Line, Zone 5) is also nearby, providing direct access to London's West End and the City.

The accommodation comprises a bay fronted reception room, separate dining room, kitchen/breakfast room with garden access, a ground floor WC, and a separate utility room. On the first floor, there are three double bedrooms, an en-suite bathroom, and a separate shower room.

Externally, the property benefits from a 70ft south west facing garden, off street parking to front and garage.

The area is well served by highly regarded schools, including St Catherine's RC Primary School, Queen Elizabeth's Boys' Grammar School, Queen Elizabeth's Girls' School, and Ark Pioneer Academy.

- **SEMI DETACHED FAMILY HOUSE**
- **THREE BEDROOMS**
- **EN-SUITE BATHROOM**
- **SHOWER ROOM**
- **RECEPTION ROOM**
- **DINING ROOM**
- **KITCHEN BREAKFAST ROOM**
- **UTILTY ROOM**
- **70ft SOUTH WEST FACING GARDEN**
- **OFF STREET PARKING & GARAGE**



TOTAL FLOOR AREA : 1142 sq.ft. (106.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

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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: **BRN060211**