



**Woodfall Avenue, Barnet, Hertfordshire, EN5**

**Asking Price: £875,000**

*Freehold*

An exceptional semi-detached home featuring a gated frontage, garage, and a 70ft west-facing garden, offering well presented and spacious living accommodation. Ideally located close to High Barnet town centre, the property is within walking distance of the High Street's shops, bars, and restaurants, as well as the popular Saturday food market and The Spires shopping precinct, home to Waitrose, H&M, and Anytime Fitness. High Barnet Underground Station (Northern Line, Zone 5) is also nearby, providing direct links to London's West End and the City.

The accommodation is accessed via an entrance hall and features a newly installed fitted kitchen with quartz worktops, with an adjacent dining/breakfast room, both providing access to a secluded patio and garden. There is also a front aspect lounge and a separate study. The ground floor further benefits from a bathroom and a guest WC.

Upstairs, a bay fronted principal bedroom features an adjoining dressing room/nursery, currently used as a home office, which also provides access to a shower room. There are two additional double bedrooms at the rear, one of which enjoys far reaching views towards Arkley and Totteridge.

Externally, the property is set behind a neatly brick built front wall with gated access to a spacious block paved driveway leading to a 26ft x 9ft garage.

Well-regarded schools nearby include Queen Elizabeth's Boys' Grammar School, Queen Elizabeth's Girls' School, and Ark Pioneer Academy.

- **SEMI DETACHED FAMILY HOME**
- **70ft WEST FACING GARDEN**
- **LOUNGE**
- **DINING/BREAKFAST ROOM**
- **BATHROOM & SHOWER ROOM**
- **THREE DOUBLE BEDROOMS**
- **GROUND FLOOR STUDY**
- **7'4x7'4 NURSERY/DRESSING ROOM**
- **GATED DRIVE**
- **26x9 GARAGE**

## 48 Woodfall Avenue

Approximate Gross Internal Area = 118.4 sq m / 1274 sq ft  
(Excluding Loft Space)


 = Reduced headroom below 1.5m / 5'0"



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1288417)











Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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### Disclaimer

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Reference: **BRN080170**