



**Byng Road, Barnet, Hertfordshire, EN5**

**OIEO : £1,100,000**  
*Freehold*

# Byng Road, Barnet, Hertfordshire, EN5

An exceptional five bedroom detached home offering superb modern day extended family living space with 90ft South facing garden and garden room annexe with kitchen and shower.

The property is well placed moments from High Barnet town centre within walking distance of High Street shops, bars and restaurants together with its thriving Saturday food market and the Spires shopping precinct housing Waitrose, H&M and the 'Anytime Fitness' gym. High Barnet underground (Northern Line Zone 5) sits close by with direct links to London's West End & City.

Living accommodation is arranged over three floors and features a superb extended kitchen with Bi-Fold doors to garden and three glazed roof lights flooding the area with natural light, granite topped island with breakfast bar, lounge and dining area, a separate bay fronted reception and ground floor wc. The first floor provides three bedrooms and shower room, with two further bedrooms and shower room to top floor.

Externally the south facing rear garden features a timber clad garden room-annexe complete with kitchen and shower room, patio and lawn and with off street parking to front.

Well regarded schooling nearby includes, Foulds primary being opposite, St Catherines RC primary, QE Boys Grammar, QE girls secondary and Barnet's new Ark Pioneer Academy.

- **DETACHED FAMILY HOUSE**
- **GARDEN ANNEXE WITH KITCHEN & SHOWER**
- **EXTENDED KITCHEN BREAKFAST FAMILY ROOM**
- **RECEPTION ROOM**
- **GROUND FLOOR WC**
- **FIVE BEDROOMS**
- **TWO SHOWER ROOMS**
- **90ft SOUTH FACING GARDEN**
- **OFF STREET PARKING**
- **COUNCIL TAX BAND F**

## Byng Road, Barnet, Hertfordshire, EN5

Approximate Area = 1718 sq ft / 159.6 sq m  
Limited Use Area(s) = 198 sq ft / 18.3 sq m  
Annexe = 282 sq ft / 26.1 sq m  
Storage / Shed = 50 sq ft / 4.6 sq m  
Total = 2248 sq ft / 208.6 sq m

For identification only - Not to scale














Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	<b>84</b>
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	<b>62</b>
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## Hunters Barnet

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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: BRN130203**