



Warwick Road, New Barnet, Hertfordshire, EN5

Asking Price: £835,000

Freehold

Warwick Road, New Barnet, Hertfordshire, EN5

A spacious four/five-bedroom semi-detached family home with off-street parking and a 49ft South West-facing garden, situated in a peaceful residential area, conveniently located for High Barnet town centre. The property offers easy access to transport links on London's Northern Line underground and New Barnet mainline stations.

The house is well-presented throughout and is entered via an entrance porch. It boasts a generous rear-facing kitchen/breakfast room with Bi-Fold doors leading to the garden, a ground-floor study and WC, and a bay-fronted reception room with a feature fireplace and parquet wood flooring. On the first floor, there are three bedrooms and a four-piece family bathroom, while the top floor features a spacious bedroom with an en-suite shower.

Nearby schools include Cromer Road Primary, QE Boys Grammar, QE Girls Secondary, and Barnet's new Ark Pioneer Academy. The property is also within walking distance of High Street shops, bars, and restaurants, as well as the Spires shopping precinct, which includes Waitrose, H&M, and an Anytime Fitness gym.

- **SEMI DETACHED FAMILY HOUSE**
- **FOUR BEDROOMS**
- **GROUND FLOOR STUDY**
- **FITTED KITCHEN BREAKFAST ROOM**
- **BAY FRONTED RECEPTION ROOM**
- **FOUR PIECE FAMILY BATHROOM & EN-SUITE SHOWER**
- **GROUND FLOOR WC**
- **49ft SOUTH WEST FACING REAR GARDEN**
- **FRONT OFF STREET PARKING**



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Approximate Area = 1447 sq ft / 134 sq m
Limited Use Area(s) = 111 sq ft / 10 sq m
Outbuilding = 102 sq ft / 9 sq m
Total = 1660 sq ft / 153 sq m

Denotes restricted head height

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n2checon 2023. Produced for Hunters Property Group. REF: 947490












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	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: BRN160545