



**Connaught Road, Barnet, Hertfordshire, EN5**

**Guide Price: £385,000**

*Leasehold*

# Connaught Road, Barnet, Hertfordshire, EN5

A well-presented two bedroom ground floor maisonette with front and rear gardens, ideally located approximately one mile from Barnet Town Centre and High Barnet Underground Station.

The accommodation is accessed via a private front entrance and comprises a bright bay-fronted reception room, a fitted rear-aspect kitchen, and an extended dining room with direct access to the garden. There are two bedrooms and a modern four-piece shower room. Additional benefits include UPVC double glazing and gas central heating.

Externally, the property features a low-maintenance rear garden with artificial lawn, while the front garden offers potential for off-street parking, with planning \*permission previously granted.

Connaught Road is a sought-after residential turning bordering greenbelt countryside and The London Loop walking routes. The property is conveniently located for highly regarded local schools, including Ofsted Outstanding Whiting's Hill Primary School and the newly built Ark Pioneer Academy.

Barnet Town Centre is approximately one mile away and offers a wide range of High Street shops, bars, restaurants, and The Spires shopping centre, including a Waitrose supermarket. Excellent transport links are available via the Northern Line at High Barnet Underground Station.

\*Planning Permission now expired.

- **GROUND FLOOR MAISONETTE**
- **TWO BEDROOMS**
- **RECEPTION ROOM**
- **BREAKFAST ROOM**
- **KITCHEN**
- **FOUR PIECE SHOWER ROOM**
- **FRONT & REAR GARDENS**
- **OWN ENTRANCE**
- **163 YEAR LEASE TERM**
- **OFF STREET PARKING POTENTIAL STPP**

## 1 Connaught Road

Approximate Gross Internal Area = 69.7 sq m / 750 sq ft

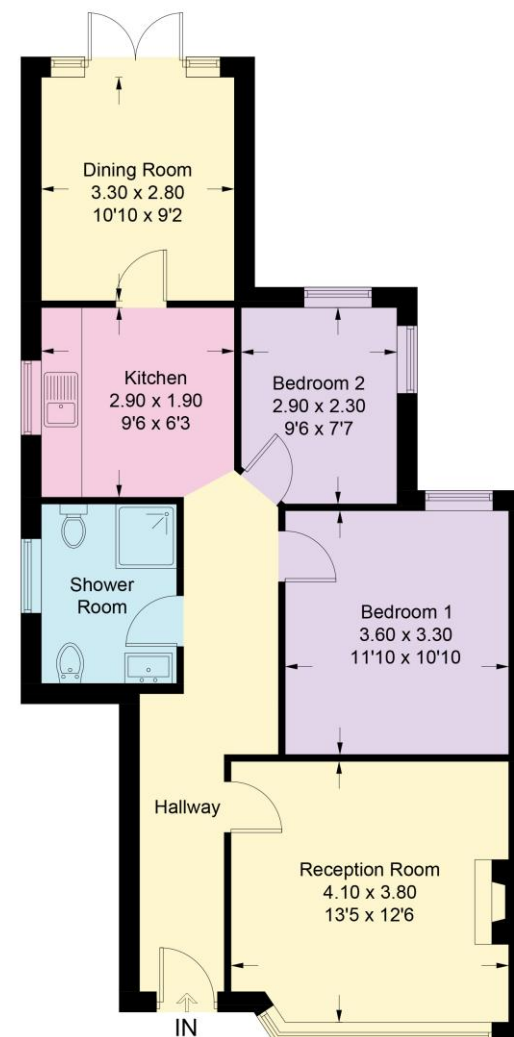


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1094037)









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>		76
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(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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**Reference: BRN170435**