



Warwick Road, New Barnet, Hertfordshire, EN5

Asking Price: £725,000

Freehold

This spacious and well-presented family home boasts a fantastic lower ground floor family room with access to a 110ft garden, and is situated in the heart of New Barnet.

The accommodation spans three floors, offering versatile living space and comes with UPVC double glazing and gas central heating served by combination boiler installed within the last year. The open-plan layout features a rear-facing lounge and dining area, alongside a front-facing kitchen. On the lower floor, you'll find a large family room, which could also serve as an additional bedroom with plenty of storage space if needed, with doors opening onto the garden. The first floor houses three bedrooms, two of which come with built-in wardrobes, along with a newly installed four-piece family bathroom. A boarded loft space with lighting, power source and skylight offers an opportunity to convert to form additional bedroom and bathroom.

Nestled in a quiet residential area, this home is conveniently located near numerous primary and secondary schools, as well as High Barnet Town Centre. It is equidistant between the Underground and mainline stations at New Barnet, providing easy access to London's City and West End.

Nearby schools include Cromer Road Primary, QE Boys Grammar, QE Girls Secondary, and Barnet's new Ark Pioneer Academy. The property is also just a short walk from the High Street, with shops, bars, and restaurants, as well as the Spires shopping precinct, home to Waitrose, H&M, and an Anytime Fitness gym.

- **END TERRACE FAMILY HOUSE**
- **THREE BEDROOMS**
- **OPEN PLAN LIVING SPACE**
- **FAMILY ROOM/GUEST BEDROOM**
- **FITTED KITCHEN**
- **FOUR PIECE FAMILY BATHROOM**
- **GROUND FLOOR WC**
- **110ft GARDEN**
- **FRONT OFF STREET PARKING**
- **SCOPE TO CONVERT LOFT**



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Approximate Area = 1209 sq ft / 112.3 sq m
 Outbuilding = 51 sq ft / 4.7 sq m
 Total = 1260 sq ft / 117 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Hunters - Barnet & Whetstone. REF:1250037











AWAITING EPC

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Reference: BRN180311