



Victoria Avenue, New Barnet, Hertfordshire, EN4

OIEO: £650,000
Freehold

Victoria Avenue, New Barnet, Hertfordshire, EN4

A well presented four bedroom double fronted period property situated in a pedestrianised turning well placed for a number of highly regarded schools including Trent CofE Primary, together with Livingstone & Danegrove Primary, JCoSS and East Barnet Secondary.

The property is well-kept throughout and comprises, entrance hall with ground floor wc, dual aspect reception room with exposed wood flooring, fireplace and double doors to garden, dual aspect kitchen breakfast/dining room, also with garden access, four bedrooms and three piece bathroom to first floor.

Located in a turning that is accessed by foot only, not accessible to traffic but with bollard access for deliveries & contractors. Aldi & Sainsburys supermarkets are close by with further leisure and shopping facilities at New Barnet together with its leisure centre with swimming pool and library.

Transport links include underground stations at High Barnet and Cockfosters, as well as National Rail from New Barnet station provide fast trains to London's Centre, West End and City.

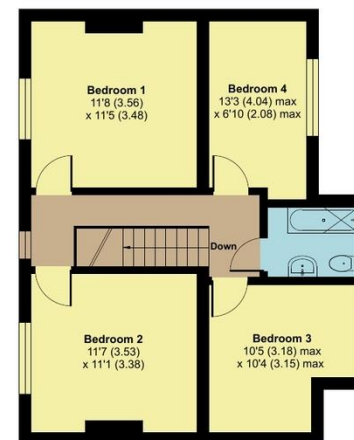
- **DOUBLE FRONTED PERIOD PROPERTY**
- **FOUR BEDROOMS**
- **THROUGH RECEPTION ROOM**
- **KITCHEN BREAKFAST ROOM**
- **THREE PIECE BATHROOM**
- **GROUND FLOOR WC**
- **FRONT & REAR GARDEN**
- **PEDESTRIANISED ACCESSED TURNING**
- **COUNCIL TAX BAND D**



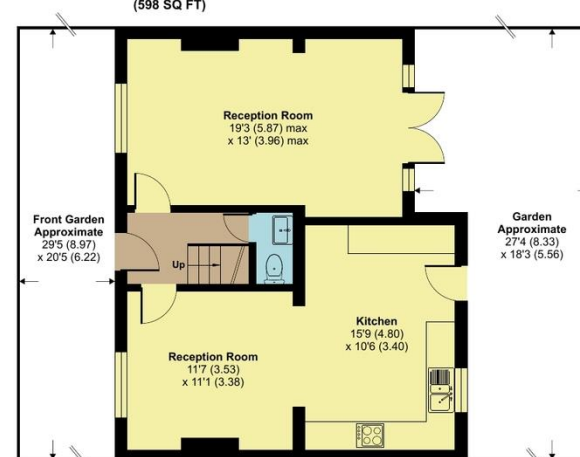
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Approximate Area = 1213 sq ft / 112.6 sq m

For identification only - Not to scale



FIRST FLOOR
APPROX FLOOR
AREA 55.5 SQ M
(598 SQ FT)



GROUND FLOOR
APPROX FLOOR
AREA 57.1 SQ M
(615 SQ FT)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n2cbecon 2023. Produced for Hunters Property Group. REF: 1004471











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Hunters Barnet

41 High Street
High Barnet
Barnet
Hertfordshire
EN5 5UW

T: 020 8441 3377

E: info@hunters-barnet.co.uk

www.hunters-barnet.co.uk

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: BRN180409