



**Cedar Lawn Avenue, Barnet, EN5**

**Offers in excess of: £800,000**

*Freehold*

This beautifully extended three double-bedroom semi detached family home offers exceptional space, comfort, and convenience, perfectly positioned in a quiet residential cul-de-sac. Designed with modern family living in mind, the property boasts a generous 50ft rear garden and off street parking to the front with an EV charging point.

The heart of the home is a stunning open-plan kitchen and breakfast room, featuring a quartz-topped island and a range of integrated appliances ideal for busy mornings and family gatherings. This space flows seamlessly into an adjacent family room with a striking media wall. A large roof lantern and full-width bi-fold doors flood the area with natural light and open directly onto the garden, creating an effortless indoor-outdoor connection perfect for entertaining and family life.

The ground floor also offers a versatile office or potential guest bedroom, a guest WC, and a relaxing bay-fronted reception room complete with a charming fireplace and built-in shelving.

Upstairs, there are three well-proportioned double bedrooms, two of which benefit from built-in wardrobes, along with a stylish modern four-piece family bathroom. The property also offers scope for further extension to the side and/or into the loft, providing excellent long term potential for a growing family.

Ideally suited to families, the home is conveniently located close to several highly regarded schools, including Whiting's Hill Primary, Queen Elizabeth's Boys' Grammar School, Queen Elizabeth's Girls' School, and Ark Pioneer Academy. Barnet High Street and The Spires Shopping Centre are just three-quarters of a mile away, offering a range of popular shops including Waitrose and H&M. High Barnet Underground Station is also nearby, providing easy access into central London.

- **EXTENDED FAMILY HOUSE**
- **THREE DOUBLE BEDROOMS**
- **SUPERB KITCHEN BREAKFAST FAMILY ROOM**
- **SEPARATE LOUNGE**
- **GROUND FLOOR OFFICE/GUEST BEDROOM**
- **GUEST WC**
- **FOUR PIECE FAMILY BATHROOM**
- **50ft GARDEN**
- **OFF STREET PARKING WITH EV CHARGER POINT**

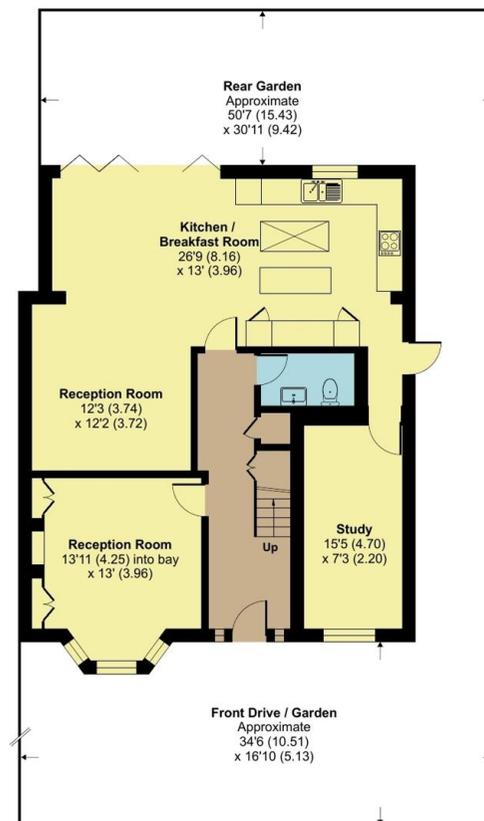
## Cedar Lawn Avenue, Barnet, EN5

Approximate Area = 1501 sq ft / 139.4 sq m

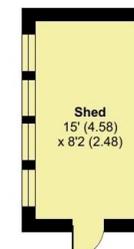
Outbuilding = 122 sq ft / 11.3 sq m

Total = 1623 sq ft / 150.7 sq m

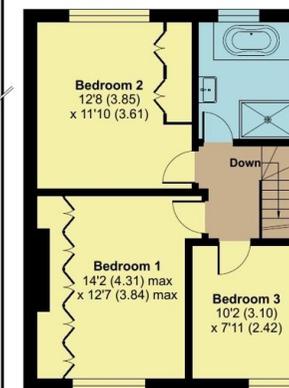
For identification only - Not to scale



**GROUND FLOOR  
APPROX FLOOR  
AREA 89.7 SQ M  
(966 SQ FT)**



**OUTBUILDING  
APPROX FLOOR  
AREA 11.3 SQ M  
(122 SQ FT)**



**FIRST FLOOR  
APPROX FLOOR  
AREA 49.7 SQ M  
(535 SQ FT)**

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Hunters - Barnet & Whetstone. REF: 1402730











Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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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: BRN200363