



The Croft, Barnet, EN5

Asking Price: £1,325,000

Freehold

This exquisite detached family home, situated on one of the area's most prestigious roads, is surrounded by a mature garden that ensures both privacy and seclusion. The property includes a garage, a block-paved driveway with ample off-street parking, and easy access to beautiful green spaces.

Ideally located close to some of the country's top primary and secondary schools—such as Whitings Hill, Foulds & Christchurch Primary, QE Boys Grammar, QE Girls Secondary, and Barnet's new Ark Pioneer Academy—this home offers the perfect blend of family living and convenience.

Designed for modern living, the house is bathed in natural light from every angle, providing a warm and inviting atmosphere. A spacious hallway leads into generous living areas with hardwood floors, including a reception room that flows into a dual-aspect family room. The family room has access to both a conservatory and a terrace overlooking the garden. The fully equipped kitchen connects to a dining/breakfast room with doors leading to a further terrace. Upstairs, you'll find four bedrooms and a family bathroom, with the principal bedroom offering its own private balcony and an en-suite shower room. Additional features include a utility room and a guest WC on the ground floor.

The beautifully landscaped rear garden, which includes a studio, can be accessed from multiple rooms, including the conservatory, reception room, family room, and breakfast room. The block-paved driveway leads to the garage, providing ample space for off-street parking.

Nestled on the edge of the Greenbelt countryside, with Hadley Woods and the Totteridge cycle paths nearby, the property offers a peaceful retreat while still being close to local amenities. The area boasts charming country pubs, a variety of restaurants, coffee shops, Gail's Bakery, and The Spires shopping precinct, which includes Waitrose, H&M, Anytime Fitness, and a lively Saturday food market. High Barnet Underground station is within walking distance, offering a 25-minute commute to King's Cross, ideal for both city commuters and those wanting to enjoy the nightlife of London's West End.

- **DETACHED FAMILY HOME**
- **FOUR BEDROOMS**
- **THREE RECEPTION ROOMS**
- **FITTED KITCHEN**
- **UTILITY ROOM**
- **FAMILY BATHROOM & EN-SUITE SHOWER**
- **CONSERVATORY**
- **TWO TERRACES & SURROUNDING GARDEN**
- **DRIVE & GARAGE**
- **GARDEN STUDIO/DEN**

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Approximate Area = 1676 sq ft / 155.7 sq m
 Garage = 440 sq ft / 40.8 sq m
 Outbuilding = 325 sq ft / 30.1 sq m
 Total = 2441 sq ft / 226.6 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). © nitchcom 2025. Produced for Hunters - Barnet & Whetstone. REF:1251743











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C	71	
(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

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Reference: BRN210270