



**Falkland Road, Barnet, EN5**

**Offers in excess of: £700,000**

*Freehold*

# Falkland Road, Barnet, EN5

This charming three-bedroom family home, featuring a 41ft south-west facing garden, is conveniently located near Foulds and Christchurch Primary Schools, and is just a short distance from the town centre.

The property offers a bay-fronted reception room, a separate dining room leading to a fitted kitchen, and on the first floor, two spacious double bedrooms and a four-piece family bathroom. The top floor is dedicated to the master bedroom with an en-suite bathroom. The south-west facing garden provides maintenance free artificial turf.

Located in a sought-after area, the home is ideally positioned for the High Street's shops, bars, and restaurants, as well as the bustling Saturday food market. The Spires shopping precinct, which includes Waitrose, H&M, and Anytime Fitness, is also nearby. High Barnet Underground Station (Northern Line) is within easy reach, along with several well-regarded schools such as QE Boys Grammar, QE Girls Secondary, and Barnet's new Ark Pioneer Academy.

- **PERIOD FAMILY HOUSE**
- **THREE BEDROOMS**
- **TWO RECEPTION ROOMS**
- **KITCHEN**
- **FOUR PIECE BATHROOM**
- **EN-SUITE SHOWE ROOM**
- **SOUTH WEST FACING GARDEN**
- **TOWN CENTRE LOCATION**
- **CHAIN FREE**



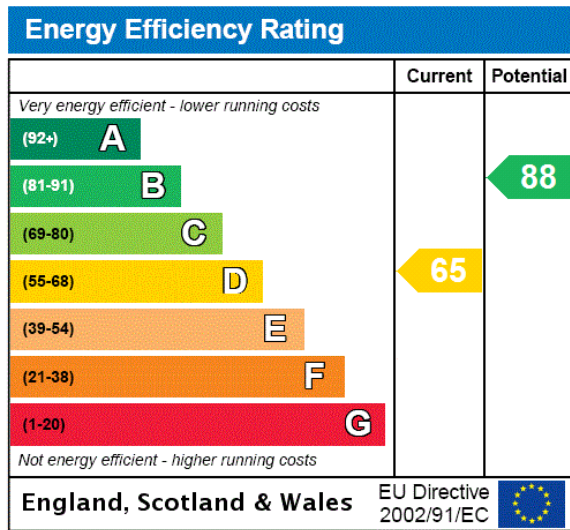
Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID 969277)











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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: BRN220046**