



P Resident permit holders only Mon - Fri 2 - 3 pm D

Normandy Avenue, Barnet, EN5

Offers in Excess of: £850,000

Freehold

This beautifully presented four bedroom semi-detached family home offers stylish, open-plan living perfectly suited to modern family life, complemented by a raised terrace and a mature, well maintained garden.

Ideally located within walking distance of High Barnet Underground Station (Northern Line, Zone 5) and the town centre, the property provides excellent transport links alongside convenient access to a wide range of High Street shops, cafés, restaurants, and the popular Saturday food market. The Spires Shopping Centre, featuring Waitrose, H&M, and Anytime Fitness, is also close by.

The accommodation is thoughtfully arranged, with a rear aspect open plan living space forming the heart of the home. This includes a contemporary fitted kitchen with granite work surfaces and breakfast bar, seamlessly flowing into the dining area and lounge with direct access to the garden, ideal for both everyday living and entertaining.

Bedrooms are arranged across both the ground and first floors, offering flexibility for families of all sizes. The first floor benefits from a modern three piece family bathroom, while the ground floor includes a convenient shower room.

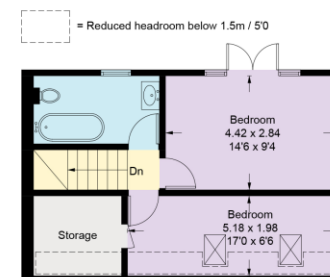
Set on a quiet residential road with restricted parking between 2:00–3:00pm Monday to Friday, the property also offers the added advantages of off street parking and a garage.

Families will particularly appreciate the proximity to highly regarded local schools, including QE Boys' Grammar School, QE Girls' School, and Ark Pioneer Academy, making this an excellent long-term home in a sought-after location.

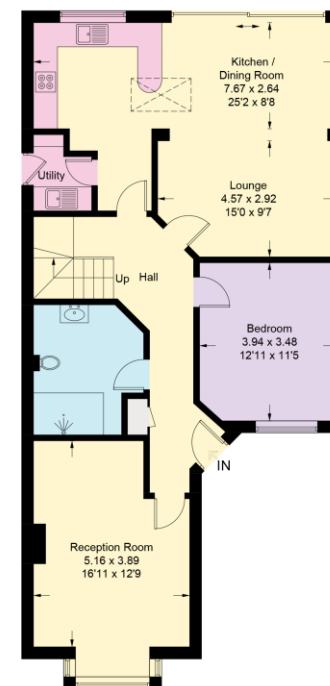
- **SEMI DETACHED FAMILY HOME**
- **FOUR BEDROOMS**
- **GROUND FLOOR SHOWER ROOM**
- **FIRST FLOOR BATHROOM**
- **OPEN PLAN LIVING**
- **FITTED KITCHEN BREAKFAST ROOM**
- **LOUNGE & DINING ROOM**
- **TERRACE & MATURE GARDEN**
- **DRIVE**
- **GARAGE**

97 Normandy Avenue

Approximate Gross Internal Area = 139.3 sq m / 1499 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1289013)











Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	71 C	
55-68	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: BRN230020