



**Carnarvon Road, Barnet, EN5**

**OIEO: £825,000**

*Freehold*

# Carnarvon Road, Barnet, EN5

An exceptional three bedroom period family home with 50ft South West facing rear garden set in a sought after turning.

Living accommodation is arranged over three floors and comprises a bay fronted reception room with log and coal burner, separate further rear aspect reception, kitchen breakfast room, ground wc, two bedrooms and four piece family bathroom to first floor with further bedroom and large en-suite shower room converted from loft space to top floor.

Ideally located in a popular town centre location providing easy access to High Street shops, bars and restaurants together with the Spires shopping precinct housing Waitrose and H&M. High Barnet underground ( Northern Line Zone ) sits close by as do a number of local primary and secondary schools to include Foulds & Christchurch primary, QE Boys Grammar, QE girls secondary and Barnet's brand new Ark Pioneer Academy.

- **BAY FRONTED FAMILY HOUSE**
- **THREE BEDROOMS**
- **TWO RECEPTION ROOMS**
- **KITCHEN BREAKFAST ROOM**
- **FOUR PIECE FAMILY BATHROOM**
- **EN-SUITE SHOWER ROOM**
- **GROUND FLOOR WC**
- **50ft SOUTH WEST FACING GARDEN**
- **COUNCIL TAX BAND E**
- 



## Carnarvon Road, Barnet, EN5

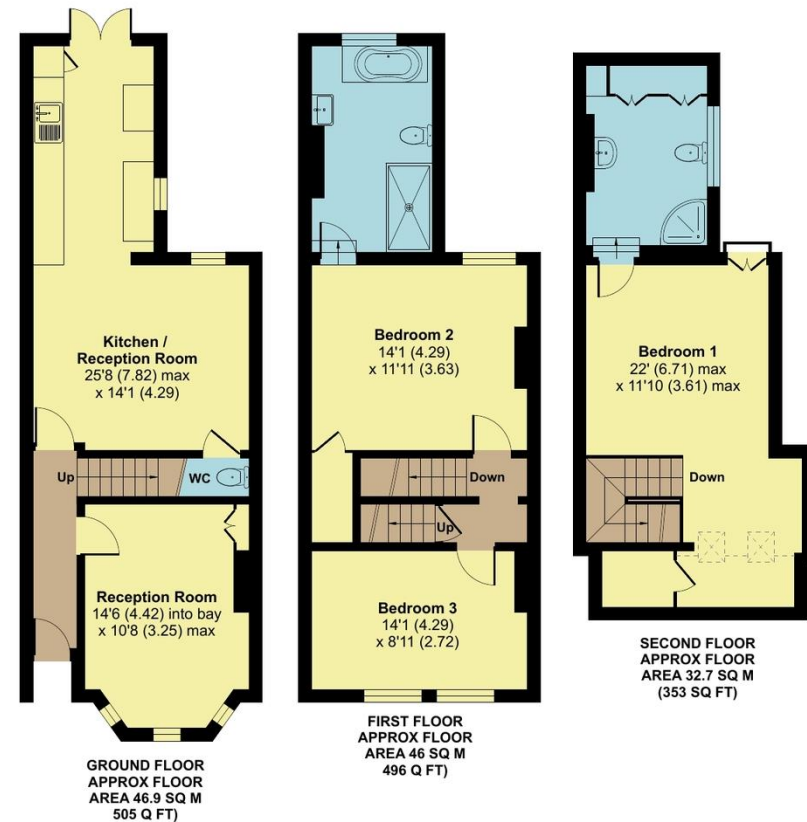
Approximate Area = 1354 sq ft / 125.7 sq m

Limited Use Area(s) = 26 sq ft / 2.4 sq m

Total = 1383 sq ft / 128.4 sq m

For identification only - Not to scale

Denotes restricted head height



Certified Property Measurer


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n2checcom 2024. Produced for Hunters Property Group. REF: 1082793









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## Hunters Barnet

41 High Street  
High Barnet  
Barnet  
Hertfordshire  
EN5 5UW

T: 020 8441 3377 (sales) | 8441 6969 (lettings)

E: [info@hunters-barnet.co.uk](mailto:info@hunters-barnet.co.uk)

[www.hunters-barnet.co.uk](http://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: BRN230314**