



Clifford Road, Barnet, EN5

Offers in excess of: £875,000

Freehold

Clifford Road, Barnet, EN5

A well presented 1860's period four double bedroom two bathroom semi detached family house with garden room (office/studio) and 88ft West facing garden located in a much sought after residential road well placed for a number of highly regarded schools and Barnet Town Centre.

Arranged over three floors light and spacious modern day living accommodation features a bay fronted lounge with fireplace, wood flooring, coving and picture rail, a separate rear aspect dining room leading to an extended recently fitted kitchen breakfast room oozing light from the West facing garden with Quartz topped work surfaces, integrated dishwasher and washing machine, underfloor heating, large roof light with remote controlled blind and bi-fold doors with integrated blinds. A master bedroom to top floor comes with four piece en-suite and Juliette balcony with three further double bedrooms and bathroom to first floor. The rear garden features a paved patio with BBQ area, neatly tended lawn and garden office with hard-wired data connection.

Tudor park and Hadley Common woods are within walking distance with High Barnet Town Centre nearby providing an array of High street shops bars and restaurants, The Spires shopping precinct, housing Waitrose and Anytime Fitness Gym. A number of highly regarded state primary and secondary schools nearby include, Monken Hadley CofE, Cromer Road primary, Queen Elizabeth girls secondary and Barnet's brand new Ark Pioneer Academy together with Queen Elizabeth's Boys Grammar. Both High Barnet Underground (Zone 5 Northern Line) and New Barnet Mainline sit equidistant, within three quarters of a mile. providing trains to the City and London's Kings Cross & Moorgate Stations.

- **SEMI DETACHED FAMILY HOUSE**
- **FOUR DOUBLE BEDROOMS**
- **EN-SUITE SHOWER ROOM**
- **BAY FRONTED LOUNGE**
- **SEPARATE DINING ROOM**
- **EXTENDED KITCHEN BREAKFAST ROOM WITH UNDERFLOOR HEATING**
- **FAMILY BATHROOM**
- **GARDEN ROOM OFFICE/STUDIO**
- **88ft WEST FACING GARDEN**
- **AMPLE UNDERSTAIRS & EAVES STORAGE SPACE**

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Approximate Area = 1639 sq ft / 152.2 sq m
Outbuildings = 147 sq ft / 13.6 sq m
Total = 1786 sq ft / 165.8 sq m

For identification only - Not to scale









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

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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: BRN240025