



Salisbury Road, Barnet, EN5

Asking Price: £1,100,000

Freehold

This wonderful family home, located on one of the area's most prestigious roads, offers 2350sqft of living space across three floors. It boasts six double bedrooms, two four-piece bathrooms and 35ft South West facing garden.

Ideally situated within the catchment area for some of the country's most renowned schools, the property is close to excellent primary and secondary schools, including Foulds & Christchurch Primary, QE Boys Grammar, QE Girls Secondary, and Barnet's new Ark Pioneer Academy.

The modern day living space features a beautifully fitted kitchen with a breakfast area, an island with integrated dishwasher, a Quooker hot & filtered water tap. A Neff induction hob, underfloor heating, large windows, and patio doors that open to the garden, flooding the room with natural light. A Bosch washing machine and tumble dryer are conveniently housed in the laundry cupboard. Two separate reception rooms with high ceilings and a bay window at the front provide ideal spaces for relaxation, featuring strip wood floors, a feature fireplace, and a wood burner for cozy evenings. The ground floor also includes a guest cloakroom and access to a basement cellar with a sink, previously used as a darkroom.

Nestled on the edge of Greenbelt countryside, with Hadley Woods and the Totteridge cycle paths on the London Loop nearby, the property offers a peaceful retreat. The local area boasts charming country pubs and restaurants, with further amenities available in the nearby town centre of Cockfosters. High Barnet is an excellent neighbourhood for raising a family, with a variety of coffee shops, Gail's Bakery, and The Spires shopping precinct, home to Waitrose, H&M, Anytime Fitness gym, and a vibrant Saturday food market and library. Additionally, the London Underground is within walking distance, offering a quick 25-minute journey to King's Cross, making it perfect for commuting or enjoying the nightlife in the West End and City. Ample inbuilt storage space can be found throughout with a loft in addition to eaves space in the attic.

- **SPACIOUS FAMILY HOUSE**
- **SIX DOUBLE BEDROOMS**
- **TWO RECEPTION ROOMS**
- **TWO FOUR PIECE FAMILY BATHROOMS**
- **KITCHEN BREAKFAST ROOM**
- **GROUND FLOOR CLOAKROOM**
- **CELLAR**
- **35ft SOUTH WEST FACING GARDEN**



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Approximate Area = 2235 sq ft / 207.6 sq m

Shed = 105 sq ft / 9.7 sq m

Total = 2340 sq ft / 217.3 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). © nitchecom 2025. Produced for Hunters Property Group. REF: 1236577











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	76
(55-68)	D	64
(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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Reference: BRN240034