



Leicester Road, Barnet, EN5

OIEO: £475,000

Freehold

Leicester Road, Barnet, EN5

A chain free two bedroom house cleverly converted and set to the rear of this period building with private rear garden.

Accommodation has undergone a total refurbishment and modernisation and offers modern day living space to include a rear aspect reception room with wood flooring double doors to garden and large roof lantern flooding the reception room with natural light from a South East aspect, stylish fitted kitchen, two bedrooms and bathroom with double volume shower. An easy to maintain garden comes with paved patio and artificial lawn.

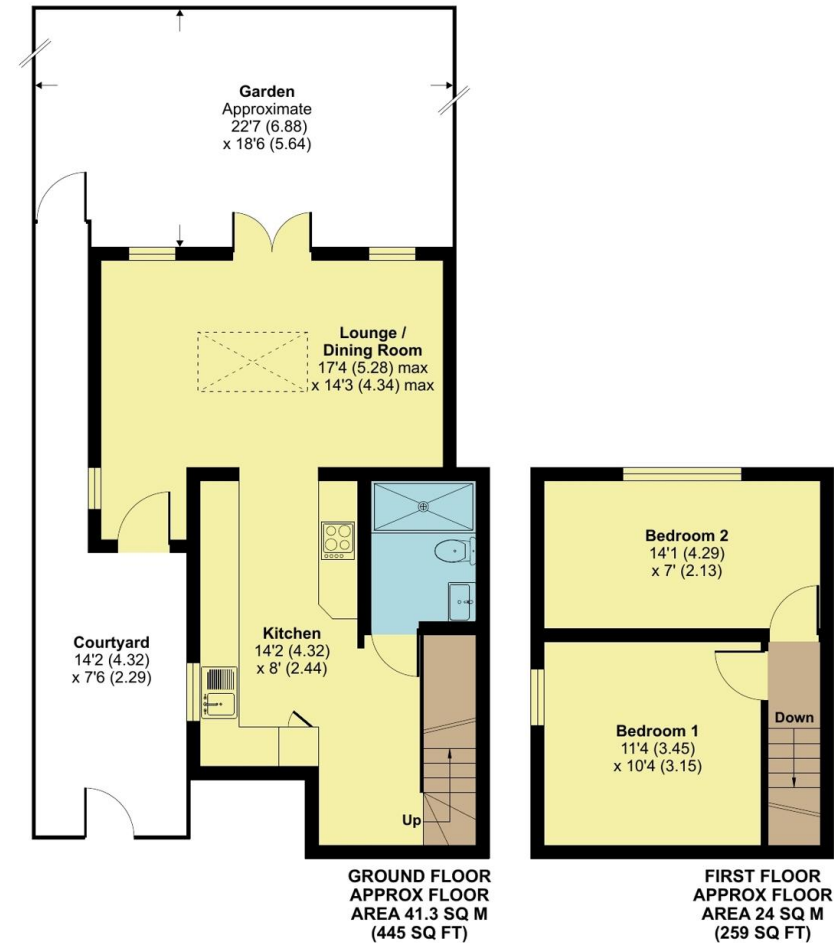
The house lies within a few minutes' walk of both New Barnet Mainline station providing direct links to London's Kings Cross and Moorgate Stations and High Barnet Northern line Underground. Local shops and leisure facilities nearby include a local Tesco metro and Sainsbury's an Everyman cinema, New Barnet's leisure centre and High Barnet Town Centre.

- **TWO BEDROOM HOUSE**
- **CHAIN FREE**
- **RECENTLY REFURBISHED**
- **RECEPTION ROOM**
- **SHOWER ROOM**
- **GARDEN**
- **COUNCIL TAX BAND C**



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Approximate Area = 704 sq ft / 65.4 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Hunters Property Group. REF: 1123710












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		89
(69-80) C		
(55-68) D	58	
(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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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: BRN240181