



Cedar Lawn Avenue, Barnet, EN5

Asking Price: £760,000

Freehold

Cedar Lawn Avenue, Barnet, EN5

A three bedroom semi-detached family house on wide plot with 17x16'4 double garage, 68ft West facing rear garden and large front drive located in a popular residential turning approximately three quarters of a mile from Town Centre well placed for local primary and secondary schools.

The property offers great potential to extend and develop to provide spacious modern day family living accommodation currently comprising a bay fronted through reception with rear aspect conservatory, fitted kitchen with adjacent breakfast room and three bedrooms with shower room and separate wc to first floor. Externally the 68x37 garden accessed from the breakfast room features patio, artificial lawn with established planting, pond, garden room and ample off street parking on the large drive to front.

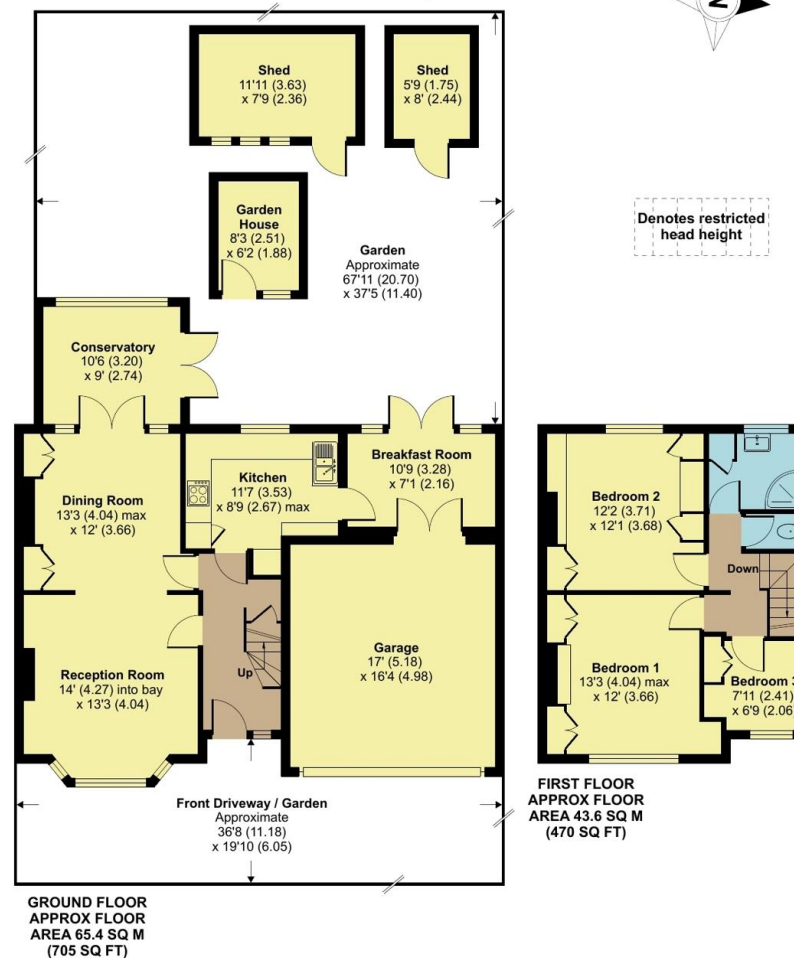
Ideally located for Barnet town centre the property is also well placed Whiting's Hill primary school and approximately three quarters of a mile from High Street shops and The Spires shopping precinct housing Waitrose and H&M together with High Barnet underground station and a further number of highly regarded schools to include Queen Elizabeth's Boys Grammar, Queen Elizabeths Girls and Barnet's new Ark Pioneer academy.

- **SEMI DETACHED FAMILY HOUSE**
- **SCOPE TO EXTEND & DEVELOP**
- **LARGE DRIVE & DOUBLE GARAGE**
- **CHAIN FREE**
- **THREE BEDROOMS**
- **THROUGH RECEPTION ROOM**
- **FITTED KITCHEN**
- **BREAKFAST ROOM**
- **CONSERVATORY**
- **68ft WEST FACING GARDEN**
- **COUNCIL TAX BAND E**

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Approximate Area = 1175 sq ft / 109.1 sq m
Garage = 266 sq ft / 24.7 sq m
Outbuilding = 192 sq ft / 17.8 sq m
Total = 1633 sq ft / 151.6 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: 1134676











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	59	
(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: BRN240192