



**Carnarvon Road, Barnet, EN5**

**Asking Price: £700,000**

*Freehold*

# Carnarvon Road, Barnet, EN5

A chain free three-bedroom period terraced house with 40' rear garden situated a popular residential neighbourhood close to The Spires shopping precinct and well placed for local schools to include Foulds and Christchurch primary.

Accommodation comprises a bay fronted through reception room with feature fireplaces in each, rear aspect kitchen with adjacent breakfast room, utility and ground floor wc, three bedrooms with family bathroom first floor.

The property is ideally located in a popular town centre location providing easy access to numerous High Street shops, bars and restaurants together with the Spires shopping precinct housing Waitrose and H&M and its thriving Saturday food market. High Barnet underground (Northern Line Zone ) sits close by as do a further number of highly regarded schools to include, 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**
- **THREE PIECE BATHROOM**
- **40ft GARDEN**
- **COUNCIL TAX BAND E**



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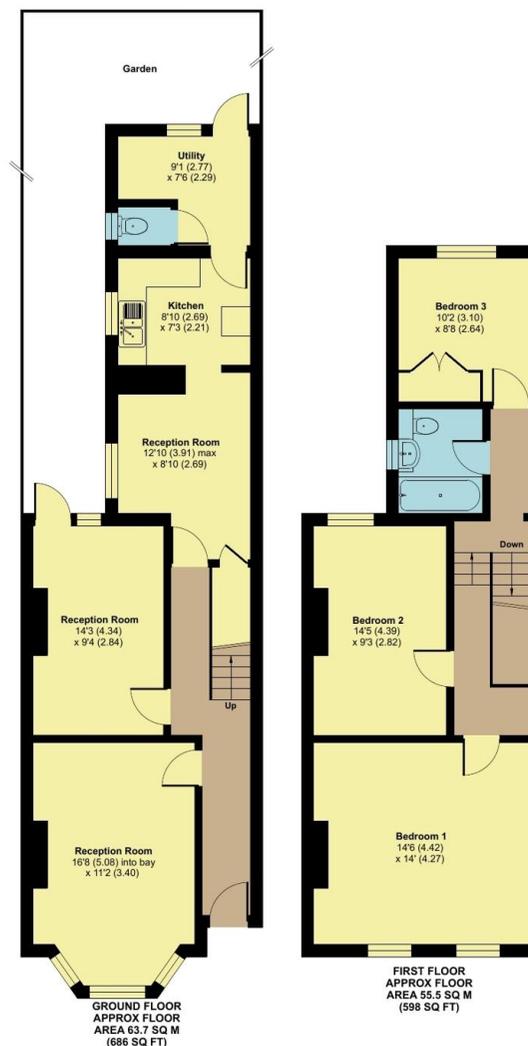
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## Carnarvon Road, Barnet, EN5

Approximate Area = 1284 sq ft / 119.2 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: 1152845











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(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

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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: BRN240256**