



**Wellhouse Lane, Barnet, EN5**

**Offers in Excess of: £825,000**

*Freehold*

# Wellhouse Lane, Barnet, EN5

An exceptional semi-detached family home featuring a wrap-around extension that offers superb modern living accommodation. This property boasts a stunning landscaped rear garden and off-street parking, all conveniently located near Barnet Town Centre.

The home benefits from an additional front entrance, providing independent access to a ground-floor lounge/guest bedroom and a shower room. The main living space includes a front aspect reception room and an extended, fully fitted kitchen breakfast room. Highlights of the kitchen feature quartz work surfaces with breakfast bar, three Velux windows in a pitched ceiling, multipaned full-height windows with doors leading to the garden, and tiled flooring. There are three well-proportioned bedrooms and a three-piece family bathroom located on the first floor.

Outside, the rear garden is a true highlight, featuring a paved patio, composite decking, steps leading to a lawn area, and log retaining raised beds.

This property is situated in a sought-after residential neighborhood, just three-quarters of a mile from the High Street shops and The Spires shopping precinct, which includes Waitrose and H&M. The location is also well-served by public transport, being close to High Barnet underground station, and is near several highly regarded schools, including Whiting's Hill Primary School, Queen Elizabeth's Girls and Boys Grammar Schools, and Barnet's new Ark Pioneer Academy.

- **SEMI DETACHED HOUSE**
- **THREE/FOUR BEDROOMS**
- **KITCHEN BREAKFAST ROOM**
- **RECEPTION ROOM**
- **GROUND FLOOR WC & SHOWER**
- **LOUNGE/GUEST BEDROOM**
- **THREE PIECE FAMILY BATHROOM**
- **100ft LANDSCAPED REAR GARDEN**
- **FRONT OFF STREET PARKING**

## Wellhouse Lane, Barnet, EN5

Approximate Area = 1277 sq ft / 118.6 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). © nclhcom 2025. Produced for Hunters Property Group. REF: 1225613












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>74</b>	
(55-68) <b>D</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: BRN240296**