



**Parkgate Avenue, Barnet, EN4**

**Offers in excess of: £985,000**

*Freehold*

# Parkgate Avenue, Barnet, EN4

Brought to market for the first time in nearly 50 years, this attractive semi-detached Tudor style property sits on a wide plot, allowing a rare and exciting opportunity to build and extend, forming a stylish and modern day home for family living.

Located in the heart of Hadley Wood behind a 40ft lawned frontage with drive and garage, the accommodation requires some updating and modernisation, providing an opportunity to create a substantial residence in one of the areas premier roads. Living space is accessed into entrance hall and consists of a through lounge, extended kitchen diner, with three bedrooms, a bathroom and separate WC.

The property is conveniently placed for a number of highly regarded primary and secondary schools, including Monken Hadley C of E and Hadley Wood Primary schools, together with JCoSS and QE Boys Grammar and Girls schools. Transport links are served by Hadley Wood train station with direct links to Kings Cross and Moorgate stations whilst further afield, Underground lines are available at High Barnet and Cockfosters. Leisure facilities close by include Hadley Wood Golf and Tennis Clubs and the beautiful green spaces of Hadley Woods and Trent Park, perfect for walking, cycling and family days out.

- **SEMI DETACHED FAMILY HOUSE**
- **SCOPE TO EXTEND & DEVELOP STPP**
- **MATURE 116ft GARDEN**
- **THREE BEDROOMS**
- **THROUGH LOUNGE**
- **EXTENDED KITCHEN DINING ROOM**
- **BATHROOM & SEPARATE WC**
- **DRIVE & GARAGE**

## Parkgate Avenue, Barnet, EN4

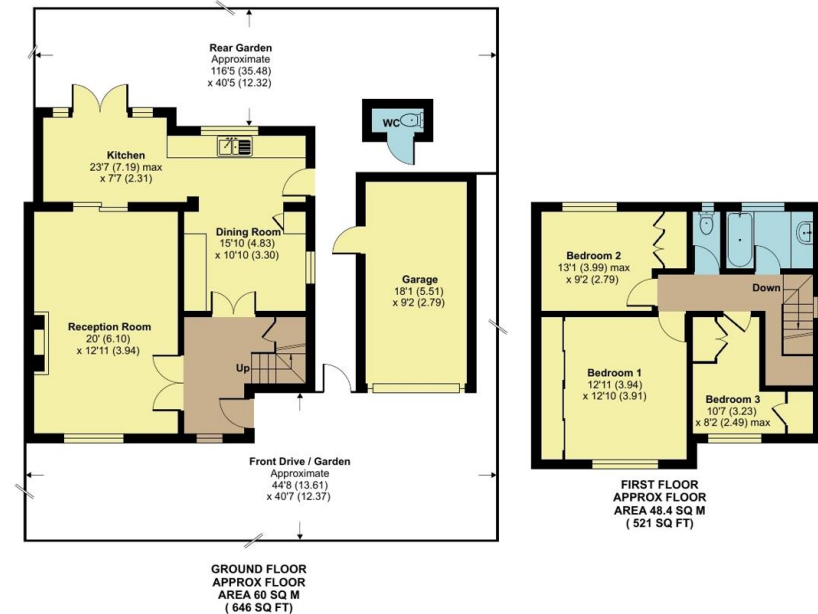
Approximate Area = 1167 sq ft / 108.4 sq m

Garage = 167 sq ft / 15.5 sq m

Outbuilding = 10 sq ft / 0.9 sq m

Total = 1344 sq ft / 124.8 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: 1162459









Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		72
(55-68) <b>D</b>	53	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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: BRN240284**