



Woodville Road, Barnet, EN5

Asking Price: £415,000

Leasehold

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A beautifully presented ground floor maisonette offering direct access from both the reception room and kitchen to a private rear garden and garage.

This well-maintained home features its own private side entrance leading into a welcoming hallway with two useful storage cupboards. At the rear, you'll find a bright reception room adjoining a modern kitchen, both opening onto a secluded, paved garden with rear gate access to the garage. The property also includes two spacious front-facing double bedrooms and a stylish three-piece bathroom. Additional benefits include communal parking areas and further gardens, double glazing throughout and gas central heating.

Ideally located, the property is within easy reach of both High Barnet underground and New Barnet mainline stations, providing fast links into the West End and City. Local amenities are close by, including shops, an 'Everyman' cinema, and the recently opened Victoria Park leisure centre. High Barnet town centre is also less than a mile away.

- **CHAIN FREE**
- **GARDEN MAISONETTE**
- **TWO DOUBLE BEDROOMS**
- **RECEPTION ROOM**
- **KITCHEN**
- **BATHROOM**
- **OWN ENTRANCE**
- **PRIVATE GARDEN**
- **GARAGE**









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)		
C	69	77
(55-68)		
D		
(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: BRN240336