



Woodville Road, Barnet, EN5

Asking Price: £429,950

Leasehold

Woodville Road, Barnet, EN5

A well presented ground floor maisonette with direct access from reception room to its own private rear garden and garage.

Accommodation benefits from own private entrance to side giving access to entrance hall with two storage cupboards, a rear aspect reception room with adjacent kitchen and doors to private garden, two double bedrooms to front and three piece bathroom with double glazing throughout and gas central heating. The secluded paved rear garden has gate to rear providing access to garage.

The property is well placed for High Barnet underground & New Barnet mainline stations providing direct links to London's West End & City with local shops nearby together with an 'Everyman' cinema, Barnet's recently opened new leisure centre in Victoria Park and within a mile of High Barnet town centre.

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



Denby Court 66 Woodville Road, Barnet, EN5

Approximate Area = 602 sq ft / 55.9 sq m
Outbuilding = 23 sq ft / 2.1 sq m
Garage = 131 sq ft / 12.1 sq m
Total = 756 sq ft / 70.1 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). © ncbecom 2024. Produced for Hunters Property Group. REF: 1203607









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)		
C		
(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