



Orchard Road, Barnet, EN5

Offers in excess of: £925,000

Freehold

A rare chance to purchase this attractive Edwardian family home retaining its original art nouveau features and 85ft South West facing garden providing an exciting opportunity to extend forming a stylish and modern day home for family living.

Having been owned and occupied for 50 years the time has come for this splendid property, one of only three of this style in road to change hands providing an opportunity to reside in one of the areas premier locations.

Accessed with original entrance door beneath a fretwork covered canopy accommodation provides light and spacious rooms featuring original flooring to entrance hall, a bay fronted reception room, separate rear aspect dining room and hand built kitchen breakfast room, both with garden access, ground floor wc. The first floor landing is flanked by an impressive leaded stained glass window and leads to three double bedrooms, bathroom, separate wc and large basement. Original features can be found throughout the property to include art nouveau fireplaces with tiled insets and marble surrounds, leaded timber framed front aspect windows and sash windows to kitchen overlooking garden, ceiling coving mouldings and roses. Externally the 85ft garden comes with established trees and planting providing some shade and privacy yet bathed in sunlight from a South West orientation.

Located in a quiet non through road to traffic adjacent to Court House gardens park, the property sits moments from Barnet Town Centre together with numerous local schools to include St Catherines RC primary, QE Girls, The Ark Academy and QE Grammar school for boys. High Barnet underground is also within moments providing trains to London's West End & City.

- **EDWARDIAN FAMILY HOUSE**
- **SCOPE TO EXTEND**
- **THREE DOUBLE BEDROOMS**
- **TWO RECEPTION ROOMS**
- **KITCHEN BREAKFAST ROOM**
- **GROUND FLOOR WC**
- **85ft SOUTH WEST FACING GARDEN**
- **ART NOUVEAU FEATURES**
- **QUIET TOWN CENTRE LOCATION**
- **CUL-DE-SAC ADJACENT TO PARK**
- **LARGE BASEMENT**

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Approximate Area = 1540 sq ft / 143 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). © n3chem 2024. Produced for Hunters Property Group. REF: 1189168











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	1	
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: BRN240366