**Wood Street, Barnet, EN5**

**Offers in excess of: £850,000**

*Freehold*

# Wood Street, Barnet, EN5

This beautifully refurbished period property, now upgraded to the highest standards, boasts a spacious basement, a 120ft rear garden, and off-street parking at the front, all just moments from Barnet Town Centre.

The accommodation includes a through reception room with tiled underfloor heating, a fully fitted kitchen with a breakfast area, two basement rooms perfect for use as playrooms, four bedrooms, an en-suite shower room, a family bathroom, and a guest WC.

Ideally located within the sought-after Wood Street Conservation Area, the property is within walking distance of The Spires shopping centre, which features Waitrose, a variety of shops, restaurants, and coffee shops. High Barnet Underground station (Northern Line) sits within one mile. Excellent local schools include Foulds Primary, Queen Elizabeth Girls' School, and Queen Elizabeth Boys' Grammar School.

- **REFURBISHED FAMILY HOUSE**
- **FOUR BEDROOMS**
- **EN-SUITE & FAMILY BATHROOM**
- **THROUGH RECEPTION**
- **KITCHEN BREAKFAST ROOM**
- **TV/PLAY ROOM**
- **GROUND FLOOR WC**
- **120ft GARDEN**
- **FRONT OFF STREET PARKING**

4  3  2

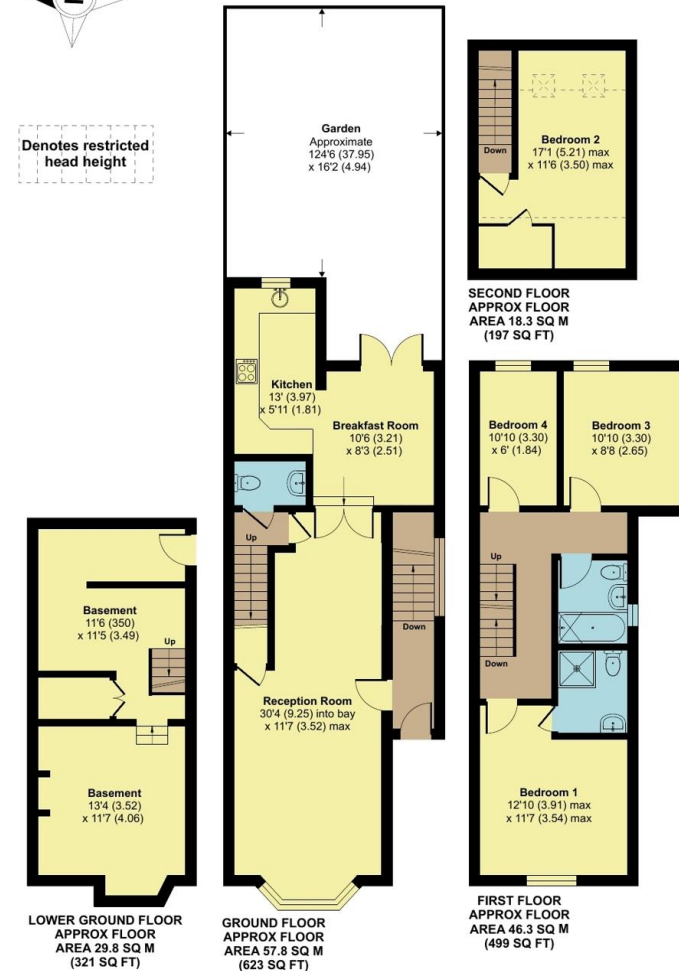**Wood Street, Barnet, EN5**

Approximate Area = 1568 sq ft / 145.6 sq m
Limited Use Area(s) = 72 sq ft / 6.6 sq m
Total = 1640 sq ft / 152.2 sq m
For identification only - Not to scale

Denotes restricted head height

Garden
Approximate
124'6 (37.95)
x 16'2 (4.94)

Kitchen
13' (3.97)
x 5'11 (1.81)

Breakfast Room
10'6 (3.21)
x 8'3 (2.51)

Bedroom 2
17'1 (5.21) max
x 11'6 (3.50) max

SECOND FLOOR
APPROX FLOOR
AREA 18.3 SQ M
(197 SQ FT)

Bedroom 4
10'10 (3.30)
x 6' (1.84)

Bedroom 3
10'10 (3.30)
x 8'8 (2.65)

Basement
11'6 (350)
x 11'5 (3.49)

Reception Room
30'4 (9.25) into bay
x 11'7 (3.52) max

Bedroom 1
12'10 (3.91) max
x 11'7 (3.54) max

Basement
13'4 (3.52)
x 11'7 (4.06)

LOWER GROUND FLOOR
APPROX FLOOR
AREA 29.8 SQ M
(321 SQ FT)

GROUND FLOOR
APPROX FLOOR
AREA 57.8 SQ M
(623 SQ FT)

FIRST FLOOR
APPROX FLOOR
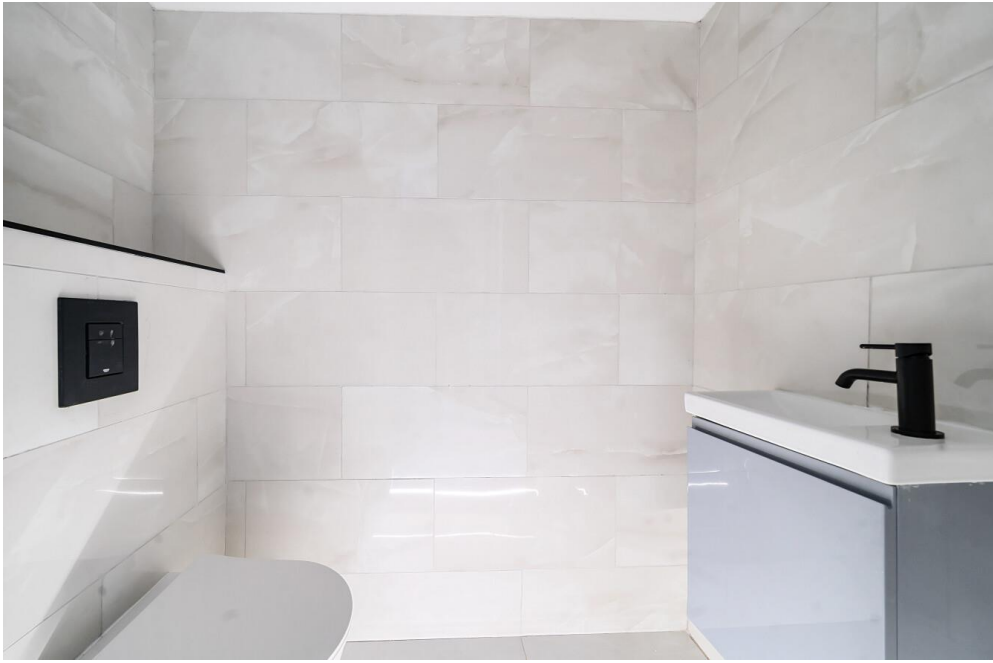AREA 46.3 SQ M
(499 SQ FT)

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025.
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## Energy Efficiency Rating

| | Current | Potential |
|---|---|---|
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | 80 |
| (69-80) C | | |
| (55-68) D | 63 | |
| (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: BRN240371

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