



Shelford Road, Barnet, EN5

Guide Price: £540,000

Freehold

Shelford Road, Barnet, EN5

A Three-bedroom semi-detached property in need of modernisation being offered with no onward chain. situated opposite open playing fields located approximately one mile from Barnet town centre and moments from Whiting's Hill primary school.

Accommodation comes with scope to extend and comprises a through aspect reception room, kitchen, ground floor wc three bedrooms and three-piece bathroom.

The property is well placed for highly regarded schools to include Whiting's Hill Primary, QE Boys Grammar, and Girl's secondary together with Barnet's new Ark Pioneer Academy and sits approximately one mile from Barnet Town Centre providing an array High Street shop, The Spires shopping precinct housing Waitrose with High Barnet Underground station serving trains to London's West End and City.

- **THREE BEDROOMS**
- **SEMI DETACHED**
- **SCOPE TO EXTEND**
- **THREE BEDROOMS**
- **THROUGH LOUNGE**
- **KITCHEN**
- **GROUND FLOOR WC**
- **THREE PIECE BATHROOM**
- **UPDATING REQUIRED**
- **CHAIN FREE**

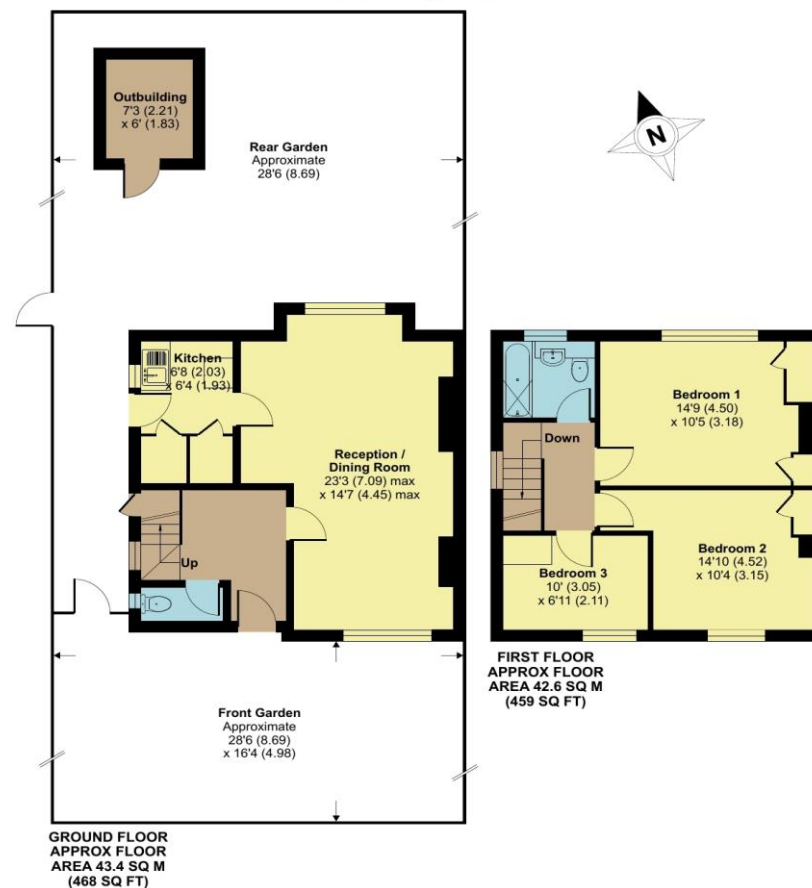
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Approximate Area = 927 sq ft / 86.1 sq m

Outbuilding = 44 sq ft / 4 sq m

Total = 971 sq ft / 90.1 sq m

For identification only - Not to scale



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricshcom 2024. Produced for Hunters Property Group. REF: 1214441











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	68	
(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: **BRN240416**