



**Clifford Road, Barnet, EN5**

**Asking Price: £1,295,000**

*Freehold*

This rare gem offers generous modern living space within a beautiful Edwardian-built semi-detached family home, boasting an abundance of period features and a 60ft garden that backs onto Tudor Park, providing ample opportunity to extend and develop (STPP). It is set in a popular and sought-after residential area, approximately one mile from Barnet Town Centre.

The house has been recently redecorated, both internally and externally, and is ready to welcome its new fortunate owners. It retains period charm, including fireplaces with ornate surrounds, sash windows, and replaced hardwood wide floorboards and cellar. Accommodation is accessed through glazed panelled double doors into the entrance hall, leading to a splendid square-bay fronted reception room, a separate dining room with garden access, and a spacious kitchen breakfast room with an exposed brick feature wall and further garden access. Stairs rise to a split-level landing, leading to four bedrooms and a bathroom. There is also potential to convert the large loft space, offering the possibility to add additional bedrooms for a growing family.

Located at the desirable top end of Clifford Road, the property is just a short distance from Monken Hadley Common and High Barnet Town Centre, while directly backing onto Tudor Park.

Nearby, you'll find several highly regarded state primary and secondary schools, including Monken Hadley CofE, Cromer Road Primary, Queen Elizabeth Girls' Secondary, Barnet's new Ark Pioneer Academy, and Queen Elizabeth's Boys' Grammar.

- **EDWARDIAN PERIOD FAMILY HOME**
- **FOUR BEDROOMS**
- **RECEPTION ROOM**
- **LOUNGE**
- **KITCHEN BREAKFAST ROOM**
- **FOUR PIECE FAMILY BATHROOM**
- **CELLAR**
- **60ft GARDEN**
- **PERIOD FEATURES & HIGH CEILINGS**
- **OFF STREET PARKING**



## Clifford Road, Barnet, EN5

Approximate Area = 1738 sq ft / 161.4 sq m

Outbuilding = 94 sq ft / 8.7 sq m

Total = 1832 sq ft / 170.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Hunters - Barnet & Whetstone. REF:1242774











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>50</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## Hunters Barnet

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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: BRN240447**