



**Woodfall Avenue, Barnet, EN5**

**Asking Price: £850,000**

*Freehold*

# Woodfall Avenue, Barnet, EN5

This well presented three bedroom semi-detached family home is ideally situated close to High Barnet town centre. The property is within easy walking distance of the High Street's wide selection of shops, bars, and restaurants, as well as the popular Saturday food market and The Spires shopping centre, which includes Waitrose, H&M, and Anytime Fitness. High Barnet Underground Station (Northern Line, Zone 5) is also nearby, offering direct connections to London's West End and the City.

The accommodation is accessed via an entrance porch and comprises a spacious through lounge, a ground floor WC, a utility room, and an extended kitchen/breakfast room featuring granite work surfaces. To the first floor are three bedrooms, two of which benefit from an extensive range of fitted wardrobes, along with a four-piece family bathroom.

Externally, the property boasts a generous rear garden extending to approximately 70ft, mainly laid to lawn. To the front, there is off-street parking for two vehicles and a garage.

The area is well served by highly regarded schools, including St Catherine's RC Primary School, Queen Elizabeth's Boys' Grammar School, Queen Elizabeth's Girls' School, and Ark Pioneer Academy.

- **SEMI DETACHED FAMILY HOUSE**
- **THREE BEDROOMS**
- **THROUGH LOUNGE**
- **EXTENDED KITCHEN BREAKFAST ROOM**
- **UTILITY ROOM**
- **GROUND FLOOR WC**
- **FOUR PIECE BATHROOM**
- **70ft GARDEN**
- **DRIVE & GARAGE**

## 11 Woodfall Avenue

Approximate Gross Internal Area = 114.0 sq m / 1227 sq ft

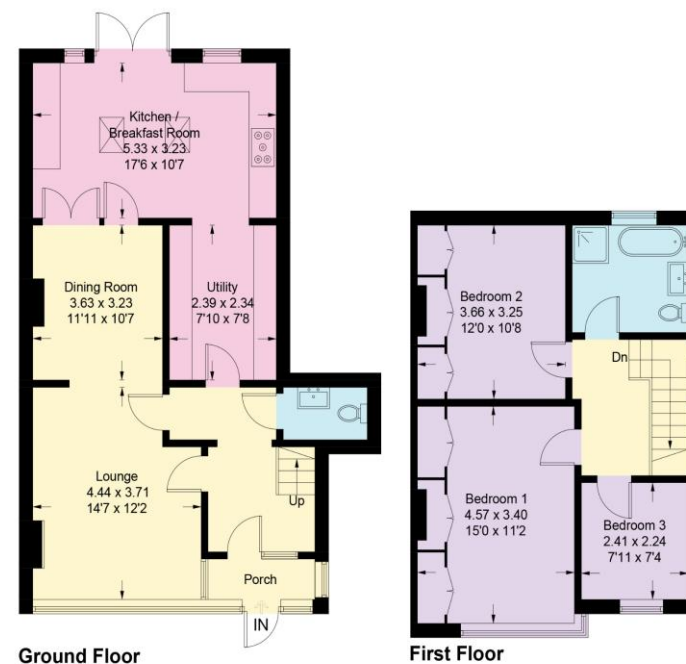


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1290111)









Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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### Disclaimer

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Reference: **BRN240487**