



Falkland Road, High Barnet, EN5

Asking Price: £749,500
Freehold

This attractive period family home is arranged over three floors and features a 48ft south west facing rear garden. Situated within a popular residential location predominantly favoured by young families, the property benefits from being close to a number of highly regarded schools.

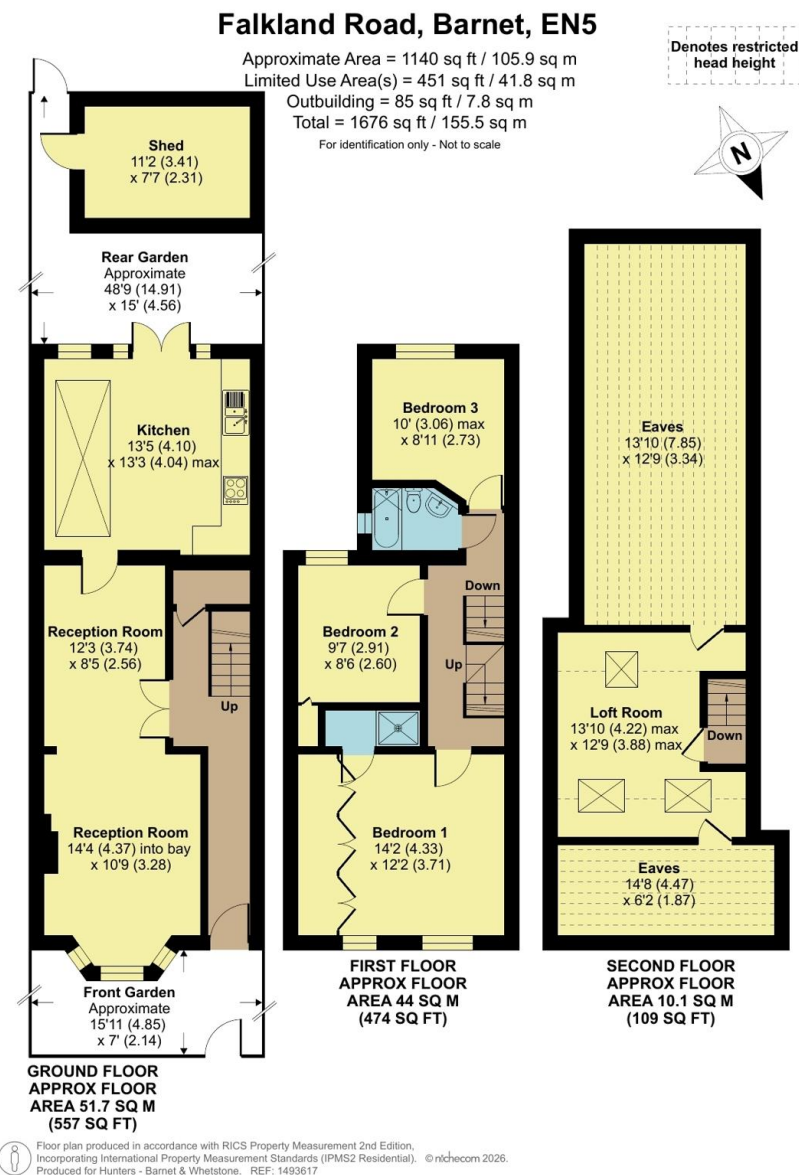
The well presented accommodation comprises a spacious through lounge, accessed via glazed double doors from the entrance hall. The rear reception area features exposed wooden floorboards, while the front reception boasts a timber-framed sash bay window and an attractive feature fireplace. The kitchen has been enhanced by a side extension with glazed roofing, flooding the space with natural light. Double doors open onto a secluded patio, leading to the established lawn and mature planted borders beyond.

The first floor provides three bedrooms and a family bathroom, with one bedroom benefiting from a shower room. A loft room conversion on the top floor is used as a fourth bedroom, offering flexible accommodation for growing families.

Ideally positioned for a number of highly regarded schools, the property is close to Foulds School, Christ Church Primary School, Queen Elizabeth's Boys' School, Queen Elizabeth's Girls' School and Ark Pioneer Academy. Situated on the edge of Green Belt countryside, the property enjoys easy access to Hadley Wood and the scenic London Loop, including the Totteridge section, making it ideal for walking and cycling enthusiasts. The surrounding area offers a peaceful, family friendly environment with an excellent selection of local amenities, including traditional country pubs and restaurants.

Shopping and leisure facilities are available in High Barnet town centre, including Gail's Bakery, The Spires Shopping Centre, with Waitrose and the popular Saturday food market. High Barnet Underground Station is within walking distance, providing Northern line services to King's Cross in approximately 25 minutes, with convenient onward connections to the West End and the City.

- **PERIOD FAMILY HOUSE**
- **FOUR BEDROOMS**
- **THROUGH RECEPTION ROOM**
- **EXTENDED KITCHEN BREAKFAST ROOM**
- **THREE PIECE BATHROOM**
- **48ft SOUTH WEST FACING GARDEN**





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	69 C	
39-54	E		
21-38	F		
1-20	G		

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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: BRN250002

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