



York Road, New Barnet, Barnet, EN5

Offers in excess of: £900,000

Freehold

York Road, New Barnet, Barnet, EN5

This charming bay-fronted Edwardian semidetached four-bedroom family home boasting 1429 Sq. ft of living space and additional outbuilding ideal for a home gym or playroom.

The property is arranged over three floors, two reception rooms, a kitchen breakfast room, four bedrooms, and a family bathroom on the first floor. The top floor is dedicated to the master bedroom and a shower room. Outside, the well-maintained 88ft garden with outhouse house completes the property.

Set in a sought-after neighbourhood, the property is well-situated for excellent schools, including Trent CofE Primary & Livingstone both with outstanding ofsted reports, Dane grove Primary, East Barnet Secondary, and JCoSS. For transport, nearby underground stations at Cockfosters (Piccadilly Line) and High Barnet (Northern Line) are easily accessible, while New Barnet mainline station (less than half a mile away) provides quick connections to London's Kings Cross and Moorgate. Local amenities include Sainsbury's and Aldi supermarkets, as well as New Barnet Leisure Centre with a pool and library, all within close proximity to Victoria Park.

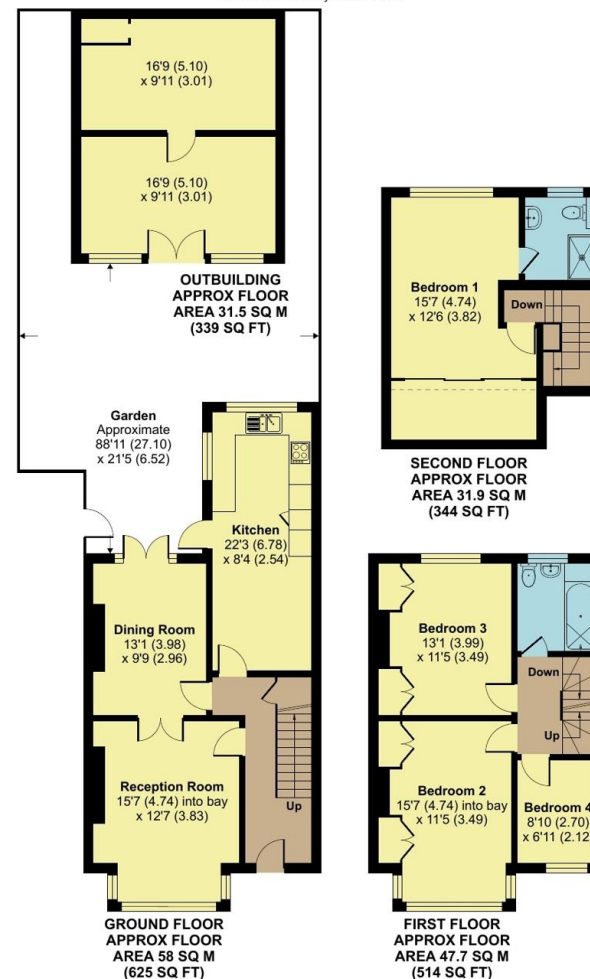
- **SEMI DETACHED EDWARDIAN FAMILY HOUSE**
- **FOUR BEDROOMS**
- **TWO RECEPTION ROOMS**
- **KITCHEN BREAKFAST ROOM**
- **FAMILY BATHROOM**
- **SHOWER ROOM**
- **88ft GARDEN**
- **SUMMERHOUSE**

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Approximate Area = 1429 sq ft / 132.7 sq m
 Limited Use Area(s) = 54 sq ft / 5 sq m
 Outbuilding = 339 sq ft / 31.4 sq m
 Total = 1822 sq ft / 169.1 sq m

Denotes restricted head height

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Hunters Property Group. REF: 1254721












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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: BRN250060

Hunters Barnet

41 High Street
High Barnet
Barnet
Hertfordshire
EN5 5UW

T: 020 8441 3377 (sales) | 8441 6969
(lettings)

E: info@hunters-barnet.co.uk

www.hunters-barnet.co.uk