



Cedar Lawn Avenue, Barnet, EN5

Asking Price: £765,000

Freehold

Cedar Lawn Avenue, Barnet, EN5

This spacious extended family home is situated in a quiet residential turning and is conveniently located for local schools, the town centre, and the Underground station.

The accommodation is accessed via an entrance porch and features a generous lounge/dining room leading through to a spacious fitted kitchen with an adjoining utility room. There is also a separate bay-fronted reception room and a ground floor WC. The first floor comprises three well-proportioned bedrooms, including a principal front bedroom fitted with wardrobes, together with a three-piece family bathroom. In addition, there is loft space which has previously been used as a bedroom.

Externally, the property benefits from off-street parking to the front and a beautifully landscaped west-facing rear garden featuring a patio, lawn with established borders, a koi carp pond, and a large workshop.

Perfect for families, the home is ideally located close to a range of highly regarded schools, including Whiting's Hill Primary School, Queen Elizabeth's School, Queen Elizabeth's Girls' School, and Ark Pioneer Academy. Barnet High Street and The Spires Shopping Centre are approximately three-quarters of a mile away, offering a variety of shops and amenities, including Waitrose and H&M. High Barnet station is also nearby, providing convenient access into central London.

- **EXTENDED SEMI DETACHED FAMILY HOUSE**
- **THREE BEDROOMS**
- **LOUNGE DINER**
- **LOFT ROOM**
- **RECEPTION ROOM**
- **FITTED KITCHEN**
- **UTILTY ROOM**
- **GROUND FLOOR WC**
- **50ft WEST FACING GARDEN**
- **OFF STREET PARKING**

65 Cedar Lawn Avenue

Approximate Gross Internal Area = 172.9 sq m / 1861 sq ft
(including Loft)



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1307035)











Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	49 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: BRN250258