



Leecroft Road, High Barnet, EN5

Asking Price: £1,300,000

Freehold

A rare opportunity to acquire a detached family home with carriage driveway and a 70ft x 70ft west-facing garden, situated on one of Barnet's most prestigious roads. The property offers excellent potential to extend and modernise, creating an ideal home for modern family living.

Orchard House is located on a private gravelled road just off Wood Street, providing a quiet and tranquil setting while remaining only moments from Barnet Town Centre. The accommodation is accessed via an entrance porch leading into a welcoming and spacious entrance hall. The home features a rear aspect reception room and a separate dining room, both overlooking and providing access to a delightful west facing lawned garden. There is a separate kitchen and utility room to the front, along with a ground floor shower room and guest cloakroom. On the first floor there are four bedrooms, including one with an en-suite shower room, as well as a four piece family bathroom.

Ideally situated close to Barnet Town Centre and within easy reach of numerous high performing primary and secondary schools including Whitings Hill, Foulds, and Christchurch Primary Schools, QE Boys' Grammar School, QE Girls' Secondary School, and Ark Pioneer Academy this home is perfectly suited for family living.

Bordering the Green Belt countryside, the property enjoys tranquil surroundings with nearby access to Hadley Woods and the Totteridge cycle paths. Residents can enjoy the best of both worlds: peaceful, leafy living with excellent access to local amenities, including charming country pubs, restaurants, coffee shops, Gail's Bakery, and The Spires shopping centre, which features Waitrose, H&M, Anytime Fitness, and a popular Saturday food market.

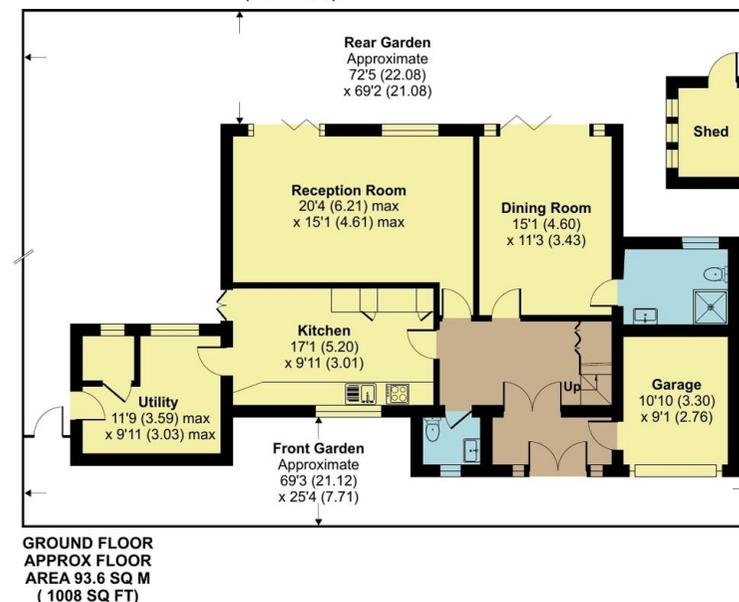
High Barnet Underground Station is within walking distance, providing a direct link to King's Cross in approximately 25 minutes, ideal for commuters or those wishing to explore the vibrant West End.

- **DETACHED FAMILY HOME**
- **TWO RECEPTION ROOMS**
- **FOUR PIECE FAMILY BATHROOM & EN-SUITE**
- **GROUND FLOOR SHOWER ROOM**
- **UTILTY ROOM**
- **STORAGE GARAGE**
- **FOUR BEDROOMS**
- **KITCHEN**
- **GUEST WC**
- **CARRIAGE DRIVE**
- **70x70ft WEST FACING GARDEN**



Leecroft Road, Barnet, EN5

Approximate Area = 1739 sq ft / 161.5 sq m
 Garage = 96 sq ft / 8.9 sq m
 Outbuilding = 43 sq ft / 3.9 sq m
 Total = 1878 sq ft / 174.3 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). © nrichcom 2026. Produced for Hunters - Barnet & Whetstone. REF: 1424141











Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Reference: BRN250316