



**Clifford Road, New Barnet, EN5**

**Asking Price: £485,000**

*Leasehold*

# Clifford Road, Barnet, EN5

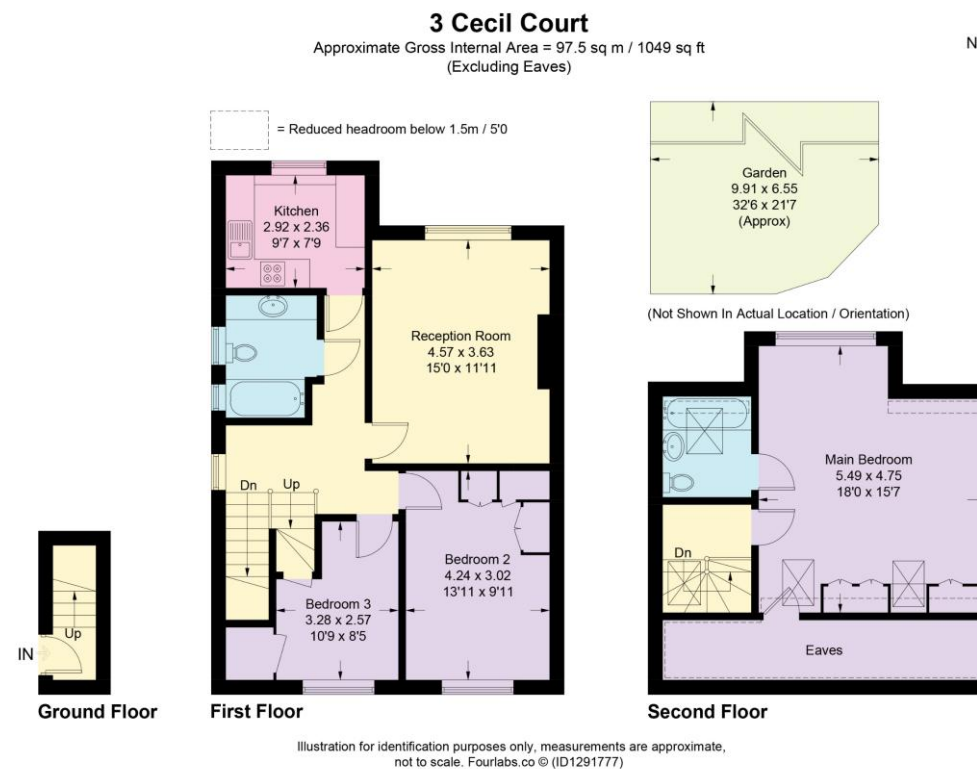
An exceptionally light and spacious three-bedroom, two-bathroom split-level duplex maisonette, benefitting from a private 30ft rear garden.

Large windows flood the property with natural light from both east and west aspects, providing morning and afternoon sunshine. The accommodation is arranged over the first and second floors, with access via a private ground floor entrance and stairs rising to the first floor. This level features a rear-aspect lounge/diner, a recently installed separate kitchen with folding breakfast bar, two well-proportioned bedrooms, and a modern three piece shower room. The shower room also benefits from bespoke fitted cupboards providing washing machine and dryer facilities.

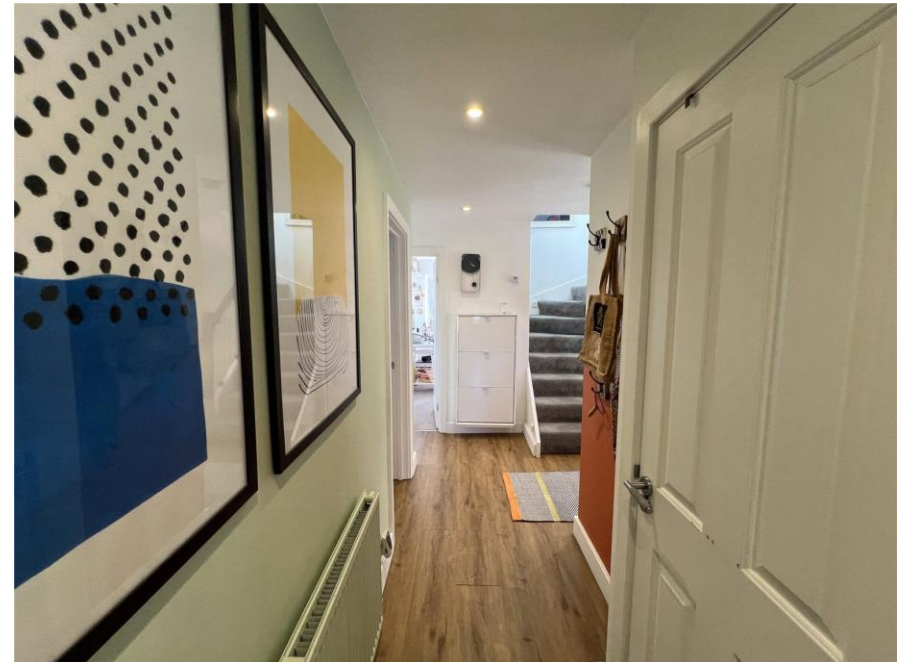
The generous principal bedroom occupies the upper floor and includes a contemporary en-suite bathroom, along fitted wardrobes and provides far reaching views to the rear.

Clifford Road is ideally located within a short distance of Tudor Park and Hadley Common, with High Barnet town centre nearby offering a wide range of High Street shops, bars, and restaurants. The Spires shopping centre, including Waitrose and Anytime Fitness, is also close by. Both High Barnet Underground Station (Northern Line, Zone 5) and New Barnet mainline station are approximately three-quarters of a mile away, providing convenient links to London King's Cross and Moorgate.

- **SPILT LEVEL DUPLEX MAISONETTE**
- **THREE BEDROOMS**
- **EN-SUITE BATHROOM**
- **SHOWER ROOM WITH BESPOKE UTILTY UNIT**
- **LOUNGE/DINER**
- **FITTED KITCHEN**
- **OWN ENTRANCE**
- **30ft GARDEN**













Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	76 C
55-68	D		
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: BRN250321