



Fairfield Way, Barnet, EN5

Offers in excess: £650,000

Freehold

Well-Presented Three Bedroom Family Home with Potential to Extend & 65ft South-West Facing Garden.

This attractive and well-presented three-bedroom family home features a generous 65ft south-west facing rear garden and a block-paved frontage providing off-street parking.

The accommodation, accessed via an entrance porch, comprises a bright bay-fronted through reception room with elegant herringbone-patterned flooring, a separate fitted kitchen, three bedrooms, and a modern four-piece family bathroom.

The property offers excellent potential to extend on the ground floor and to convert the loft space, providing an opportunity to create additional living areas, bedrooms, or a further bathroom (subject to planning permission) providing long term family occupation.

Backing onto Barnet's recently opened Ark Academy, the house is also well located for other highly regarded schools including St Catherine's RC in Vale Drive, QE Girls' Secondary, and QE Boys' Grammar.

Ideally situated moments from High Barnet Tube Station and within easy reach of Barnet Town Centre, the property benefits from an array of High Street shops, The Spires shopping precinct, popular cafés, bars, and restaurants. Barnet Playing Fields are also close by, offering open green space for outdoor activities.

- **THREE BEDROOM FAMILY HOUSE**
- **SCOPE TO EXTEND (STPP)**
- **65ft SOUTH WEST FACING GARDEN**
- **OFF STREET PARKING**
- **THROUGH RECEPTION ROOM**
- **KITCHEN**
- **NEWLY INSTALLED FOUR PIECE BATHROOM**



Fairfield Way, Barnet, EN5

Approximate Area = 861 sq ft / 79.9 sq m

Outbuilding = 24 sq ft / 2.2 sq m

Total = 885 sq ft / 82.1 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). © nchecom 2025. Produced for Hunters - Barnet & Whetstone. REF: 1372636











Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

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: **BRN250354**