



Woodfall Avenue, Barnet, EN5

Asking Price: £550,000
Freehold

Woodfall Avenue Barnet EN5

This attractive semi-detached bungalow presents an excellent opportunity for a new owner to modernise and create a home tailored to contemporary living. Having come to the market for the first time in almost 60 years of current ownership, the property also presents exciting potential for extension to the rear and convert the loft, subject to the necessary planning consents. Ideally located, it is within easy reach of a number of highly regarded schools.

Situated close to High Barnet town centre, the property is within walking distance of the High Street, offering a wide selection of shops, bars and restaurants, together with the popular Saturday food market and The Spires shopping centre, home to Waitrose, H&M and Anytime Fitness. High Barnet Underground Station (Northern Line, Zone 5) is also nearby, providing direct links into London's West End and the City.

Well-regarded schools nearby include Queen Elizabeth's Boys' Grammar School, St Catherine's RC Primary, Queen Elizabeth's Girls' School, and Ark Pioneer Academy.

The existing accommodation comprises a front-aspect reception room, separate rear sitting room, kitchen with adjoining lean-to, two double bedrooms, with the second bedroom currently subdivided to create two rooms, three-piece family bathroom and a boarded loft room.

Externally, the property benefits from a mature 82ft rear garden, accessed via a crazy paved patio area. To the front, a dropped kerb provides access to off-street parking, while a shared driveway to the side leads to a single garage.

- **SEMI DETACHED BUNGALOW**
- **TWO/THREE BEDROOMS**
- **TWO RECEPTION ROOMS**
- **KITCHEN**
- **BATHROOM**
- **LOFT ROOM**
- **GARDEN**
- **GARAGE**
- **CHAIN FREE**



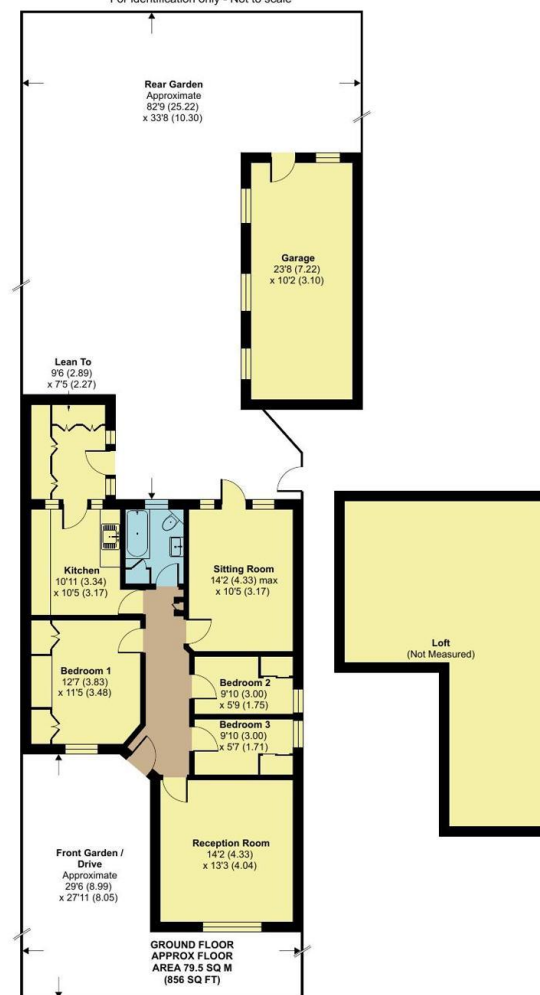
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Approximate Area = 856 sq ft / 79.5 sq m (excludes Lean To)

Garage = 241 sq ft / 22.3 sq m

Total = 1097 sq ft / 101.8 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). © richcom 2026.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G	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: BRN260033

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