



**Lingholm Way, Barnet, EN5**

**Asking Price: £915,000**

*Freehold*

This detached family home has been enhanced by a two-storey rear extension, creating additional living space and larger bedrooms. The property offers flexible accommodation ideally suited to a growing family, including a ground-floor guest bedroom with an en-suite shower room. Energy-efficient solar panels help reduce electricity costs and improve the home's environmental performance.

The property is ideally located close to a range of highly regarded primary and secondary schools, including Queen Elizabeth's Boys' School, Queen Elizabeth's Girls' School, Whitings Hill Primary School, and the recently opened Ark Pioneer Academy. High Barnet Underground Station (Northern Line, Zone 5) is approximately one mile away, while the town centre is within easy walking distance, offering a wide selection of shops, bars, restaurants, and a popular Saturday food market. The nearby Spires Shopping Centre is home to Waitrose, H&M, and Anytime Fitness gym.

Accessed via an entrance hallway with a guest cloakroom, the accommodation comprises a spacious 26'8" through lounge, which opens into a further 10ft dining area with direct access to the rear garden. The adjacent kitchen/breakfast room also enjoys garden access and flows seamlessly through to the ground-floor guest bedroom with en-suite shower room and a galleried study area.

The first floor offers three double bedrooms, all benefiting from built-in wardrobes, together with a well-appointed four-piece family bathroom.

Externally, the property features a mature and secluded rear garden extending to approximately 42ft. To the front, a lawned garden is complemented by a driveway providing off-street parking and an electric vehicle charging point.

- DETACHED FAMILY HOUSE**
- FOUR BEDROOMS**
- FOUR PIECE FAMILY BATHROOM**
- GUEST BEDROOM WITH EN-SUITE**
- EXTENDED THROUGH LOUNGE**
- KITCHEN BREAKFAST ROOM**
- GALLERIED STUDY**
- GUEST WC**
- 42ft GARDEN & DRIVE**
- SOLAR PANELS**

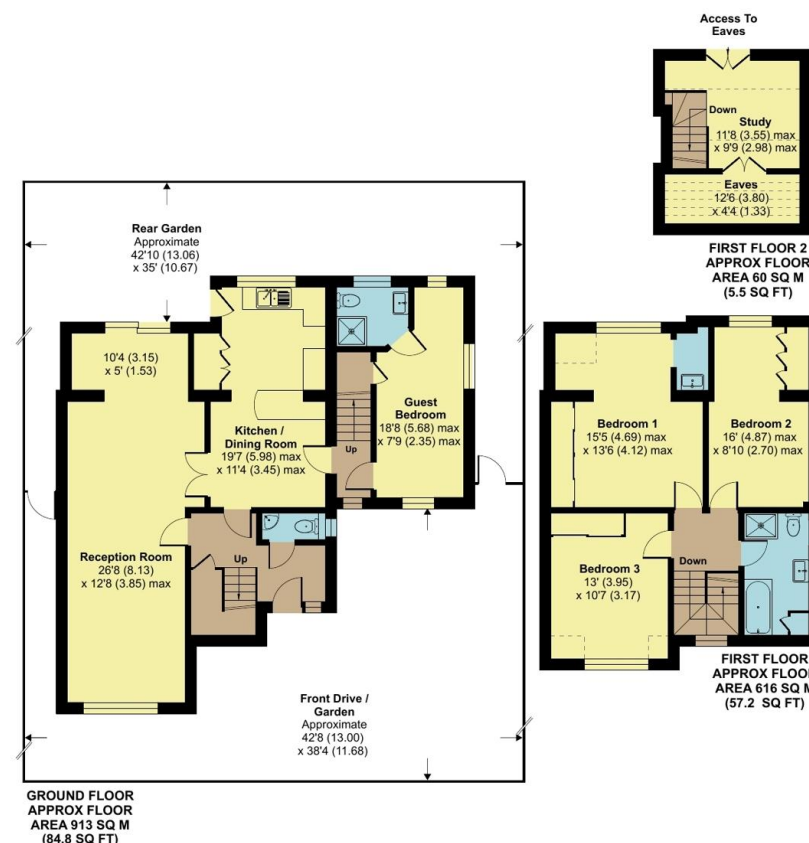
## Lingholm Way, Barnet, EN5

Approximate Area = 1589 sq ft / 147.6 sq m  
 Limited Use Area(s) = 128 sq ft / 11.8 sq m  
 Total = 1717 sq ft / 159.5 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchccom 2026. Produced for Hunters - Barnet & Whetstone. REF: 1471714



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Hunters

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Reference: BRN260177