



Union Street, Barnet, EN5

Asking Price: £800,000

Freehold

This spacious three bedroom family home boasts a 92ft southerly facing garden and is ideally located close to highly regarded schools, High Barnet town centre, and High Barnet Underground Station on the Northern Line.

The accommodation is entered via an entrance hall and offers well proportioned living space throughout. The bright and spacious front reception room features a charming fireplace and large sash bay window. To the rear, there is a separate dining room, a fitted kitchen, a ground floor WC, and an impressive 18ft x 13ft cellar providing excellent storage or potential for further use. The first floor comprises a light and airy landing leading to three bedrooms, with a four-piece family bathroom accessed via the rear bedroom.

With potential to extend to the rear and side, as well as convert the loft (subject to planning permission), this home offers outstanding scope for enhancement and long-term family living.

The property enjoys a highly convenient location within easy reach of High Barnet town centre, which offers an excellent range of shops, cafés, bars, and restaurants. Residents can also take advantage of 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) provides direct transport links into Central London, while several highly regarded schools are nearby, including Foulds and Christchurch Primary Schools, Queen Elizabeth's Boys' School, Queen Elizabeth's Girls' School, and Ark Pioneer Academy.

- **PERIOD FAMILY HOUSE**
- **THREE BEDROOMS**
- **LOUNGE**
- **DINING ROOM**
- **KITCHEN**
- **GROUND FLOOR WC**
- **FOUR PIECE FAMILY BATHROOM**
- **CELLAR**
- **92ft SOUTH FACING GARDEN**
- **TOWN CENTRE LOCATION**

9 Union Street

Approximate Gross Internal Area = 139.0 sq m / 1492 sq ft
(Including Cellar)



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1312954)



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	64 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: BRN260192

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