



Woodfall Avenue, Barnet, EN5

Asking Price: £875,000

Freehold

This semi detached family home is situated moments from highly regarded schools, including St Catherine's RC School and High Barnet Underground Station.

Offering flexible and well proportioned living accommodation, the property features three bathrooms and is accessed via a spacious entrance hall. The ground floor comprises an extended through reception room, a separate front aspect lounge, fitted kitchen with granite work surfaces, and a versatile guest bedroom with access to ground floor bathroom, ideal for visiting guests or multi generational living.

To the first floor, the principal bedroom benefits from a contemporary three piece en-suite bathroom, while two further bedrooms are served by a modern three piece family bathroom.

Externally, the west-facing rear garden is accessed from the reception room and features a terrace leading to two further tiered areas, providing excellent space for outdoor entertaining and relaxation. The property also benefits from a single garage, which has been adapted and offers potential for a variety of additional uses. To the front, a driveway provides off street parking.

High Barnet town centre is within easy walking distance, offering a wide selection of shops, cafés, 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 just moments away, providing direct services to London's West End and the City.

The area is particularly well served by excellent schools, including Queen Elizabeth's Boys' School, Queen Elizabeth's Girls' School, Ark Pioneer Academy, and St Catherine's RC School, making this an ideal home for families.

- **SEMI DETACHED FAMILY HOUSE**
- **FOUR BEDROOMS**
- **THREE BATHROOMS**
- **LOUNGE**
- **THROUGH RECEPTION ROOM**
- **KITCHEN**
- **60ft WEST FACING TERRACE & GARDEN**
- **DRIVE & OFF STREET PARKING**

50 Woodfall Avenue

Approximate Gross Internal Area = 135.4 sq m / 1457 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1320382)

Hunters | Barnet: 020 8441 3377 | info@hunters-barnet.co.uk | www.hunters-barnet.co.uk | 41 High Street, Barnet, Hertfordshire EN5 5UW

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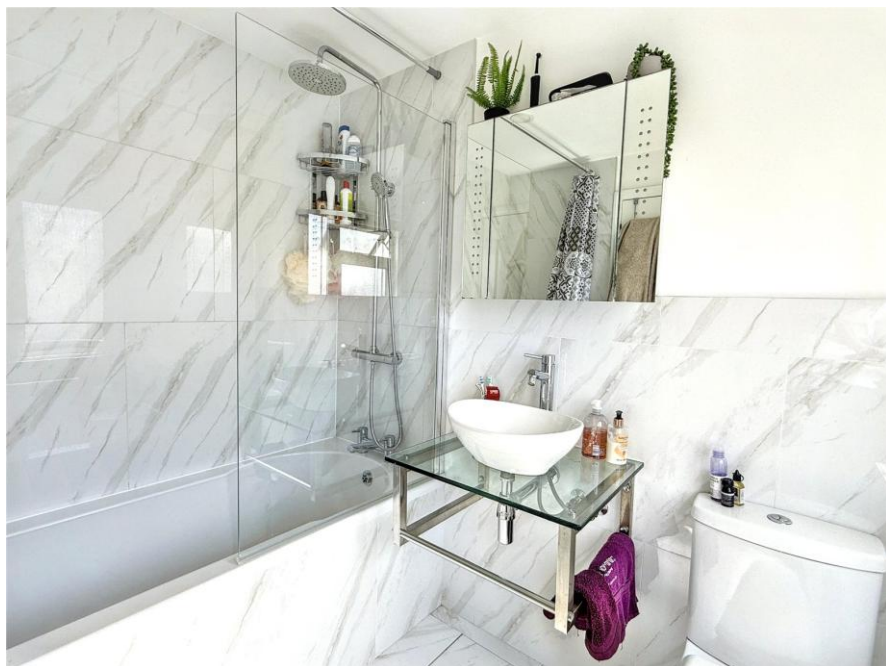
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Hunters

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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: BRN260236

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