



Hillside Gardens, Barnet, EN5

Asking Price: £765,000
Freehold

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This bay fronted semi detached family home benefits from a generous 70ft rear garden, garage and excellent potential to extend and develop, subject to the necessary planning consents.

The accommodation comprises a welcoming and spacious entrance hall with guest cloakroom and turning staircase rising to the first floor. The ground floor offers a bright rear aspect lounge, separate kitchen with direct access to the garden, and a front aspect dining room featuring an attractive focal fireplace.

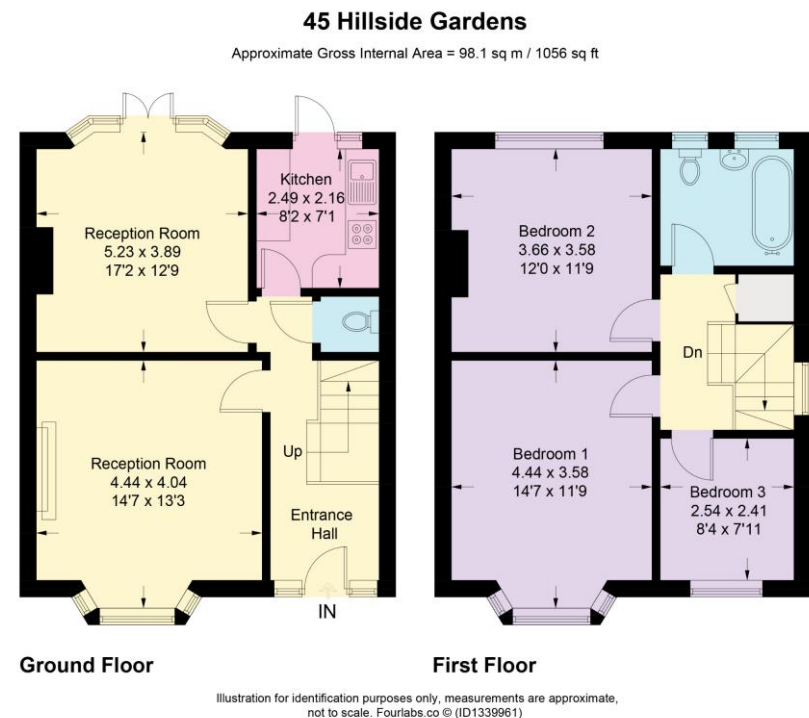
To the first floor are three well-proportioned bedrooms and a three piece family bathroom.

Externally, a raised terrace leads onto the 70ft lawned rear garden. To the front, the garden provides off street parking and drive to the garage.

Ideally situated for local amenities, High Barnet town centre offers easy access to an excellent selection of shops, cafés, bars and restaurants, together with The Spires Shopping Centre, home to Waitrose, H&M and a variety of other retailers. High Barnet Underground Station (Northern Line, Zone 5) is also within easy reach.

The area is well served by a highly regarded selection of schools, including Foulds Primary School, Christchurch Primary School, Queen Elizabeth's Boys' Grammar School, Queen Elizabeth's Girls' School and Ark Pioneer Academy.

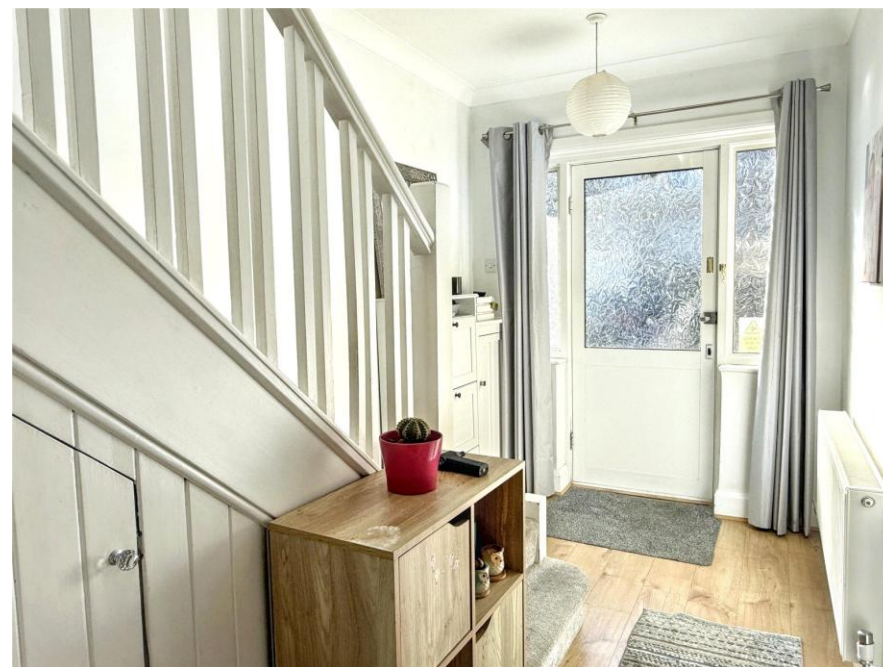
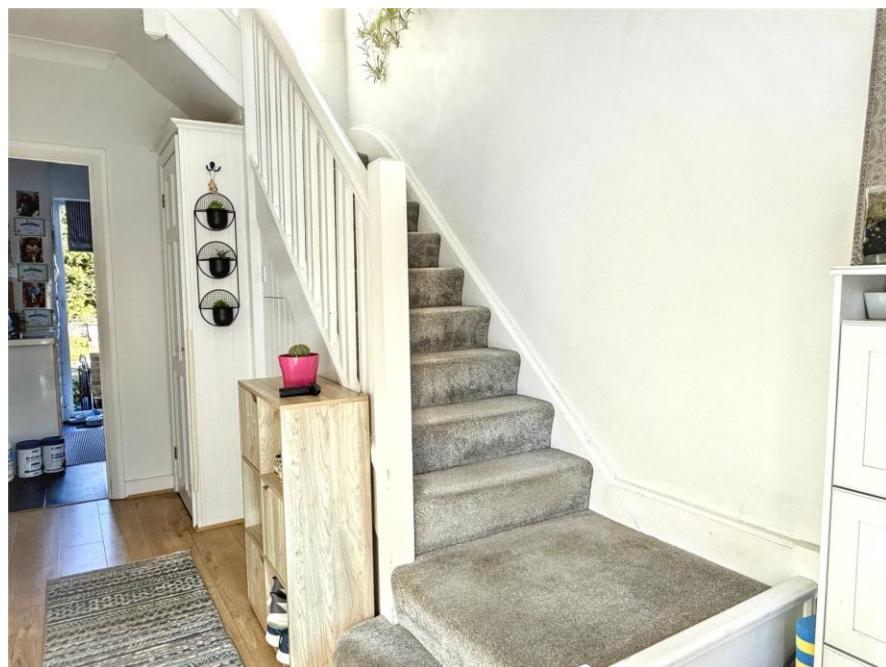
- **SEMI DETACHED FAMILY HOUSE**
- **SCOPE TO EXTEND & DEVELOP STPP**
- **THREE BEDROOMS**
- **TWO RECEPTION ROMS**
- **FITTED KITCHEN**
- **GROUND FLOOR WC**
- **THREE PIECE BATHROOM**
- **70ft GARDEN**
- **GARAGE**





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	48 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: BRN260233

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