



Victoria Road, New Barnet, Barnet, EN4

Asking Price: £625,000

Freehold

Victoria Road, New Barnet, EN4

This attractive three bedroom period family home is ideally positioned for access to a number of highly regarded local schools, including Trent CofE Primary, Livingstone Primary, Danegrove Primary, JCoSS and East Barnet Secondary School.

The property retains a wealth of original character features, including stripped wood doors, exposed wooden floorboards to the living areas and ornate fireplaces. There is also excellent potential to extend the ground floor living accommodation and convert the generously sized loft space, subject to the necessary planning permissions.

The accommodation is approached via an entrance porch leading into the welcoming entrance hall with tiled flooring. The ground floor comprises a bay fronted reception room and an openplan kitchen-diner with direct access to the garden. To the first floor are three bedrooms and a family bathroom.

Externally, the property benefits from a generous rear garden extending to approximately 100ft, while to the front there is off street parking for two cars.

Excellent transport links are within easy reach, including High Barnet and Cockfosters Underground stations, while New Barnet National Rail station provides fast services into central London, the West End and the City.

Aldi and Sainsbury's supermarkets are conveniently located nearby, with a wider range of shopping and leisure facilities available in New Barnet. Local amenities also include the leisure centre, swimming pool and library.

- **SEMI DETACHED FAMILY HOME**
- **SCOPE TO EXTEND STPP**
- **THREE BEDROOMS**
- **RECEPTION ROOM**
- **OPEN PLAN KITCHEN DINER**
- **THREE PIECE BATHROOM**
- **100ft GARDEN**
- **OFF STREET PARKING**
- **CHAIN FREE**

96 Victoria Road

Approximate Gross Internal Area = 96.3 sq m / 1036 sq ft

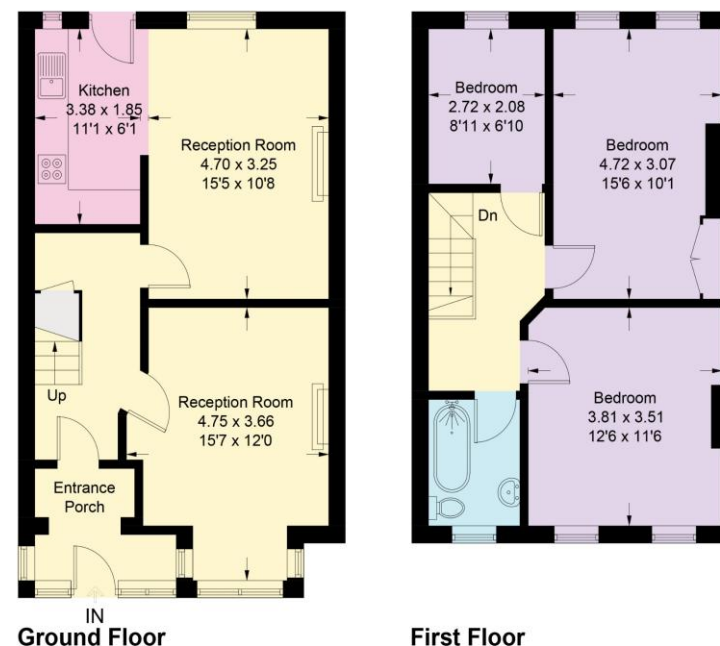


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1335873)



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 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: BRN260297

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