



Connaught Road, Barnet, EN5

Asking Price: £425,000
Leasehold

Connaught Road, Barnet, EN5

This beautifully presented first floor maisonette benefits from a 925 year lease and is situated in a quiet residential turning, adjacent to open fields. The property enjoys a delightful garden backing onto a bridle path, offering a wonderful blend of privacy and countryside surroundings.

Accessed at ground floor level via a cleverly extended entrance porch, which provides access to both the property and rear garden, living accommodation is arranged over the first floor, with a stylish fitted kitchen/breakfast room, a comfortable lounge with stairs to an undemised loft room, two bedrooms and a modern, contemporary three piece shower room.

Externally, the thoughtfully landscaped garden features an attractive combination of established planting and lawned areas, creating a tranquil and private outdoor retreat. Multiple seating areas provide the perfect setting for relaxing, entertaining and enjoying the peaceful surroundings.

The property is located approximately one mile from Barnet town centre and is well positioned for local schools. Situated opposite Green Belt countryside, it enjoys pleasant open views and excellent access to nearby footpaths and cycle routes, including those leading towards Totteridge, the Orange Tree Gastro Pub and the London Loop. This scenic route offers further walking and cycling opportunities, extending approximately nine miles towards Hampstead.

- **FIRST FLOOR MAISONETTE**
- **70ft PRIVATE GARDEN**
- **TWO BEDROOMS**
- **UNDEMISED LOFT ROOM**
- **LOUNGE**
- **KITCHEN BREAKFAST ROOM**
- **SHOWER ROOM**
- **OWN ENTRANCE**
- **NEWLY INSTALLED UPVC DOUBLE GLAZED WINDOWS**
- **925 YEAR LEASE TERM**

64 Connaught Road

Approximate Gross Internal Area = 86.0 sqm / 926 sq ft

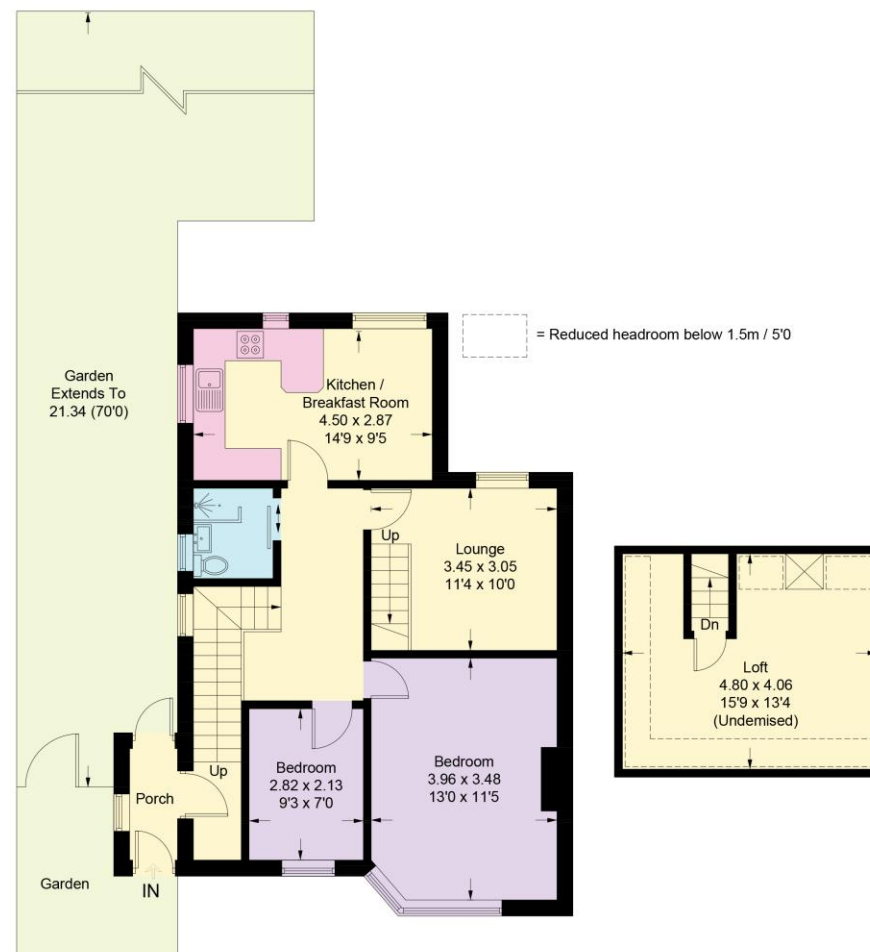


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1336144)

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	73 C
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: BRN260292

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