



**Well Road, Barnet, Hertfordshire, EN5**

**Asking Price: £750,000**

*Freehold*



This beautifully extended three-bedroom End-Terrace family home offers superb modern family living, featuring a 92ft south-facing rear garden and off-street parking for two vehicles. Ideally located within easy reach of Barnet Town Centre, this property is perfectly positioned for convenience and comfort.

Inside, the home boasts a stylish kitchen/breakfast room complete with quartz worktops, an island with breakfast bar, and integrated appliances. The kitchen flows seamlessly into an open-plan dining area and lounge, which in turn leads to a cosy rear-facing snug — ideal for family relaxation. A separate reception room is positioned at the front of the house, offering additional versatile living space.

Access is via an enclosed entrance porch with a useful coat cupboard. A guest WC completes the ground floor. Upstairs, there are three well-proportioned bedrooms and a modern family bathroom.

Externally, the property benefits from a block-paved frontage providing off-street parking for two cars. The substantial rear garden, south-facing and measuring approximately 92ft in length (widening to 81ft at its broadest point), offers a fantastic space for outdoor living and entertaining.

Set in a sought-after residential neighbourhood, the property is just three-quarters of a mile from Barnet High Street and The Spires Shopping Centre, home to popular stores including Waitrose and H&M. High Barnet Underground Station is nearby, providing excellent transport links, while families will appreciate the close proximity to well-regarded schools such as Whiting's Hill Primary School, Queen Elizabeth's Girls' and Boys' Grammar School, and the new Ark Pioneer Academy.

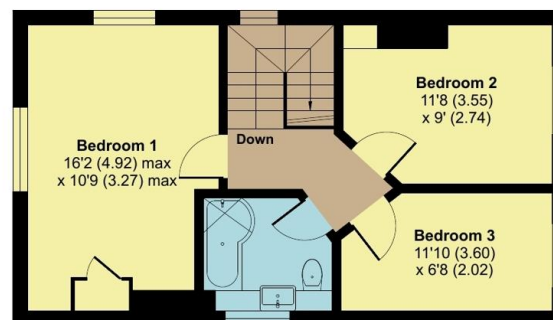
- **EXTENDED FAMILY HOUSE**
- **THREE BEDROOMS**
- **THREE RECEPTIONS**
- **KITCHEN BREAKFAST ROOM**
- **GROUND FLOOR WC**
- **FAMILY BATHROOM**
- **REAR GARDEN**
- **OFF STREET PARKING**



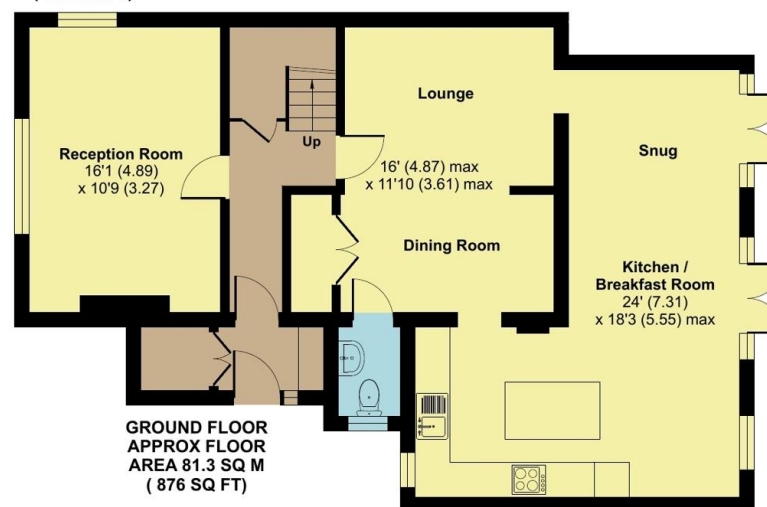
## Well Road, Barnet, Hertfordshire, EN5

Approximate Area = 1348 sq ft / 125.2 sq m

For identification only - Not to scale



**FIRST FLOOR**  
**APPROX FLOOR**  
**AREA 43.8 SQ M**  
**( 472 SQ FT)**



**GROUND FLOOR**  
**APPROX FLOOR**  
**AREA 81.3 SQ M**  
**( 876 SQ FT)**

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Hunters - Barnet & Whetstone. REF:1342246



















Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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### Disclaimer

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Reference: BRN040514