



Lyonsdown Road, New Barnet, Barnet, EN5

Offers in Excess of: £900,000

Freehold

Lyonsdown Road, New Barnet, Barnet, EN5

Detached house arranged as two self-contained flats with 165ft West facing garden drive and garage moments from New Barnet Station local schools and amenities.

Accommodation is accessed over an elevated frontage with off street parking to front and steps rising to entrance. The ground floor comprises rear aspect lounge and kitchen, two double bedrooms and bathroom with the first floor providing a further two bedroom self-contained flat with reception, kitchen and bathroom. This spacious property offers an opportunity to revert back to a four-bedroom detached family home.

The property is moments from New Barnet station, conveniently located just over a mile from Barnet town centre providing a host of High Street shops, Post office, cafe's, The Spires shopping centre and its Northern Line underground Station. Leisure facilities nearby include Barnet's newly opened leisure centre with pool and library, an Everyman Cinema. The M25 motorway lies within three miles with Routes to London's Heathrow & Gatwick airports.

**DETACHED HOUSE
ARRANGED AS TWO FLATS
OPPORTUNITY TO RECONVERT
165ft WEST FACING GARDEN
GROUND FLOOR TWO BEDS RECPTION KITCHEN BATHROOM
FIRST FLOOR TWO BEDS RECPTION KITCHEN BATHROOM
POTENTIAL FOUR BED DETACHED FAMILY HOME
CHAIN FREE
DRIVE & GARAGE**














| Energy Efficiency Rating | | |
|---|-------------------------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | 72 | 78 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC |  |

Hunters Barnet

41 High Street
High Barnet
Barnet
Hertfordshire
EN5 5UW

020 8441 3377 (sales)

020 8441 6969 (lettings)

E: info@hunters-barnet.co.uk

www.hunters-barnet.co.uk

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: BRN180304