



**Falkland Road, Barnet, Hertfordshire, EN5**

**Asking Price: £935,000**  
*Freehold*

A beautifully remodelled and extended period family home offering spacious living accommodation across three floors, with a south-west facing garden.

The rear extension is the standout feature, with polished concrete floors, dramatic angular ceilings and full-width glazing bringing light and space to the heart of the home. The open-plan lounge and kitchen/breakfast room open through bi-fold doors onto a decked terrace and 48x45ft lawned garden. The kitchen features a range cooker, copper splashback and ample storage, with interiors throughout finished in paint from Coat and House of Hackney.

The ground floor offers genuine flexibility, with a bay-fronted reception room currently used as a bedroom, alongside a shower room, making the ground floor well-suited to multi-generational living or accommodating a live-in lodger. The first and second floors provide four generous double bedrooms served by a modern four-piece family bathroom.

Ideally positioned within the catchment area for a number of highly regarded schools, the property is close to Foulds School, Christ Church Primary School, Queen Elizabeth's Boys School, Queen Elizabeth's Girls' and Ark Pioneer Academy.

Situated on the edge of Green Belt countryside, the property enjoys easy access to Hadley Wood and the scenic cycling routes of the London Loop, including the Totteridge section. The area offers a peaceful, family-friendly environment with excellent local amenities, including traditional country pubs and restaurants.

Further shopping and leisure facilities can be found in High Barnet town centre, including Gail's Bakery, The Spires Shopping Centre and a popular Saturday food market. High Barnet Underground Station is within walking distance, providing direct access to King's Cross in approximately 25 minutes, with onward connections to the West End and the City.

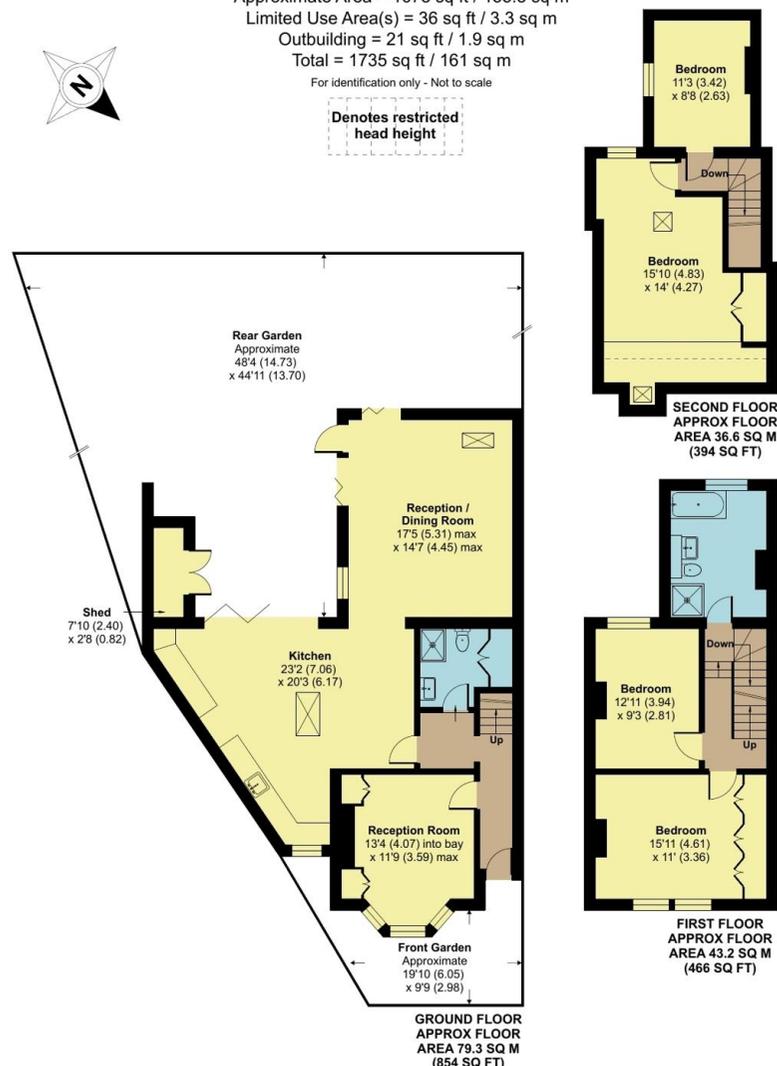
## Falkland Road, Barnet, Hertfordshire, EN

Approximate Area = 1678 sq ft / 155.8 sq m  
 Limited Use Area(s) = 36 sq ft / 3.3 sq m  
 Outbuilding = 21 sq ft / 1.9 sq m  
 Total = 1735 sq ft / 161 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Hunters - Barnet & Whetstone. REF: 1411207











**PERIOD FAMILY HOME**  
**FOUR DOUBLE BEDROOMS**  
**KITCHEN BREAKFAST ROOM**  
**LOUNGE**  
**RECEPTION ROOM**  
**FOUR PIECE FAMILY BATHROOM**  
**SHOWER ROOM**  
**SOUTH WEST FACING GARDEN**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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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: **BRN200114**