



**Byng Road, Barnet, Hertfordshire, EN5**

**Asking Price: £975,000**

*Freehold*

# Byng Road, Barnet, Hertfordshire, EN5

An attractive Edwardian halls adjoining bay fronted semi detached family house with 128ft rear garden and front off street parking.

The property is located on a sought after residential turning of predominantly detached and semi-detached houses within moments of Foulds & Christchurch primary schools together with Queen Elizabeth's Boys Grammar and is well placed for Barnet town centre with an array of High street shops, bars and restaurants, The Spires shopping precinct and library with High Barnet underground station (zone 5, northern line) approximately one mile away.

Accommodation comprises a bay fronted through reception room with working fireplace and covered ceilings, rear aspect dining room, fitted kitchen breakfast room with granite and hardwood 'Iroko' topped work surfaces and double doors to garden, three bedrooms and bathroom to first floor with the master bedroom being 15'5x15'10 and further bedroom to top floor with shower room.

Externally a beautiful established garden is accessed from kitchen and features a large decked patio, leading to neatly tended lawn with planted borders and side access.

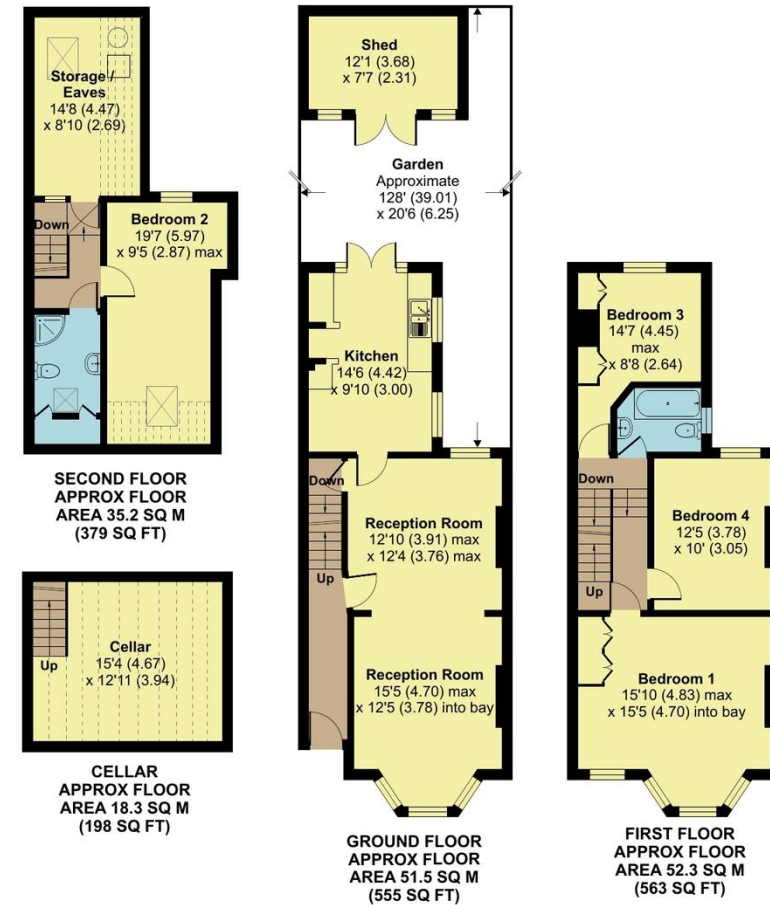
- **SEMI DETACHED FAMILY HOUSE**
- **FOUR BEDROOMS**
- **THROUGH RECEPTION ROOM**
- **KITCHEN BREAKFAST ROOM**
- **BATHROOM**
- **SHOWER ROOM**
- **128ft GARDEN**
- **OFF STREET PARKING**
- **CELLAR (RESTRICTED HEADHEIGHT THROUGHOUT)**
- **COUNCIL TAX BAND E**



## Byng Road, Barnet, EN5

Approximate Area = 1474 sq ft / 136.9 sq m  
 Limited Use Area(s) = 262 sq ft / 24.3 sq m  
 Shed = 92 sq ft / 8.5 sq m  
 Total = 1828 sq ft / 169.8 sq m  
 For identification only - Not to scale

Denotes restricted head height



Certified Property Measurer  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrcbecom 2023. Produced for Hunters Property Group. REF: 984167











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## Hunters Barnet

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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: BRN210456**