



**Fitzjohn Avenue, Barnet, Hertfordshire, EN5**

**Asking Price: £1,100,000**

*Freehold*

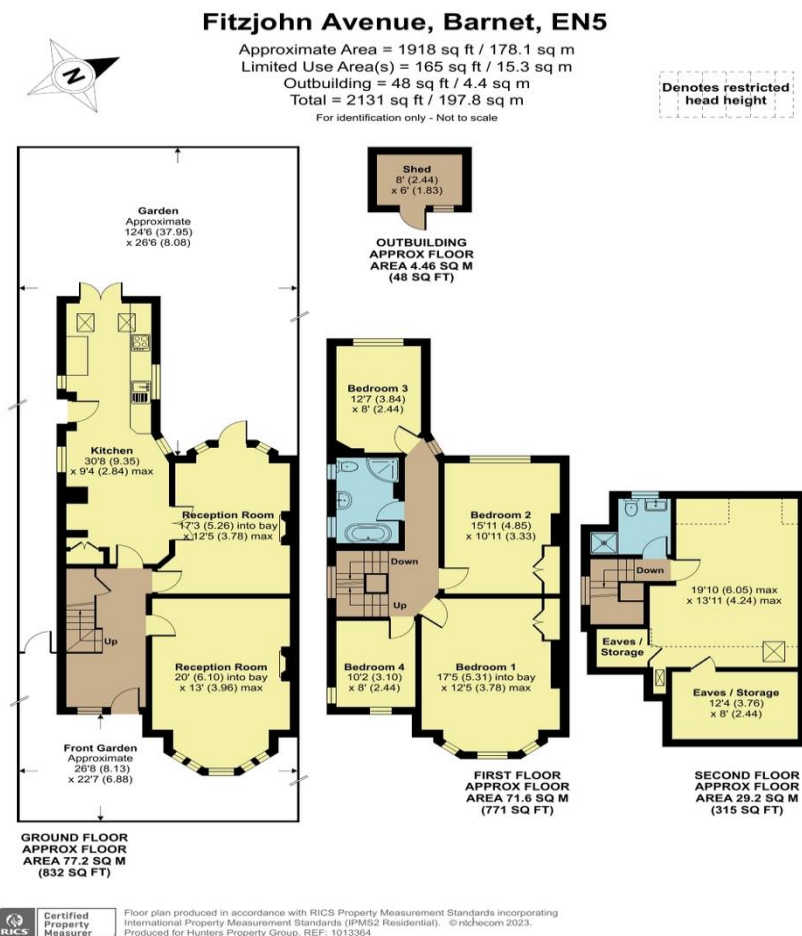
# Fitzjohn Avenue, Barnet, Hertfordshire, EN5

A chain free five bedroom semi-detached family house with an established 125ft West facing rear garden. The property is ideally placed and moments from High Barnet town centre within walking distance of High Street shops, bars and restaurants together with its thriving Saturday food market and the Spires shopping precinct housing Waitrose, H&M and the 'Anytime Fitness' gym. High Barnet underground ( Northern Line Zone 5) sits close by with direct links to London's West End & City.

Accessed via covered porch in to a delightful spacious entrance hall with original tessellated tiled flooring and turning staircase to first and second floors with leaded stained glass window to flank wall. Accommodation comprises a generous 20x13 bay fronted reception room, separate rear aspect dining room with double doors to kitchen breakfast room, both giving access to an established 125ft West facing garden. With accommodation arranged over three floors the first floor provides four bedrooms with a four piece family bathroom, with principle bedroom and adjacent shower room to top floor.

Highly regarded schooling nearby includes QE Boys Grammar, QE girls secondary and Barnet's new Ark Pioneer Academy this family home presents an opportunity for long term ownership for a growing family.

- **SEMI DETACHED FAMILY HOUSE**
- **FIVE BEDROOMS**
- **TWO RECEPTION ROOMS**
- **KITCHEN BREAKFAST ROOM**
- **FOUR PIECE FAMILY BATHROOM**
- **SHOWER ROOM**
- **125ft WEST FACING GARDEN**
- **HIGH CEILINGS & PERIOD FEATURES**
- **CHAIN FREE**
- **COUNCIL TAX BAND G**













Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>		
(39-54) <b>E</b>	52	
(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: BRN030428**