

# HUNTERS

RESIDENTIAL SALES AND LETTINGS



**LEICESTER ROAD, NEW BARNET, EN5 5DB**  
OFFERS IN EXCESS OF £800,000 - FREEHOLD



An attractive three bedroom bay fronted semi-detached family house with tremendous scope to extend, stpp, 70ft garden and drive providing off street parking located within a popular residential turning. Ideally placed for a number of highly regarded state primary and secondary schools with Queen Elizabeth girls secondary, Barnet's brand new Ark Pioneer Academy together with Queen Elizabeth's Boys Grammar nearby and Cromer Road primary.

Local shops and leisure facilities can be found nearby as well as High Barnet Town Centre providing an array of High street shops, The Spires shopping precinct, a number of bars and restaurants, an Everyman cinema and Barnet's recently opened leisure centre with swimming pool and library. Transport links include New Barnet Mainline providing trains to London's Kings Cross & Moorgate Stations and High Barnet Underground (Zone 5 Northern Line)

**SEMI DETACHED FAMILY HOUSE**  
**THREE DOUBLE BEDROOMS**  
**RECEPTION ROOM**  
**EXTENDED FITTED KITCHEN**  
**DINING/BREAKFAST ROOM**  
**BATHROOM**  
**70ft REAR GARDEN**  
**OFF STREET PARKING**  
**CHAIN FREE**  
**CELLAR**  
**COUNCIL TAX BAND F**

1. MONEY LAUNDERING REGULATIONS 2007: Purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

The Agent has not tested any apparatus, equipment, fixtures and fittings and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. Reference to the Tenure of a Property is based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their solicitor.

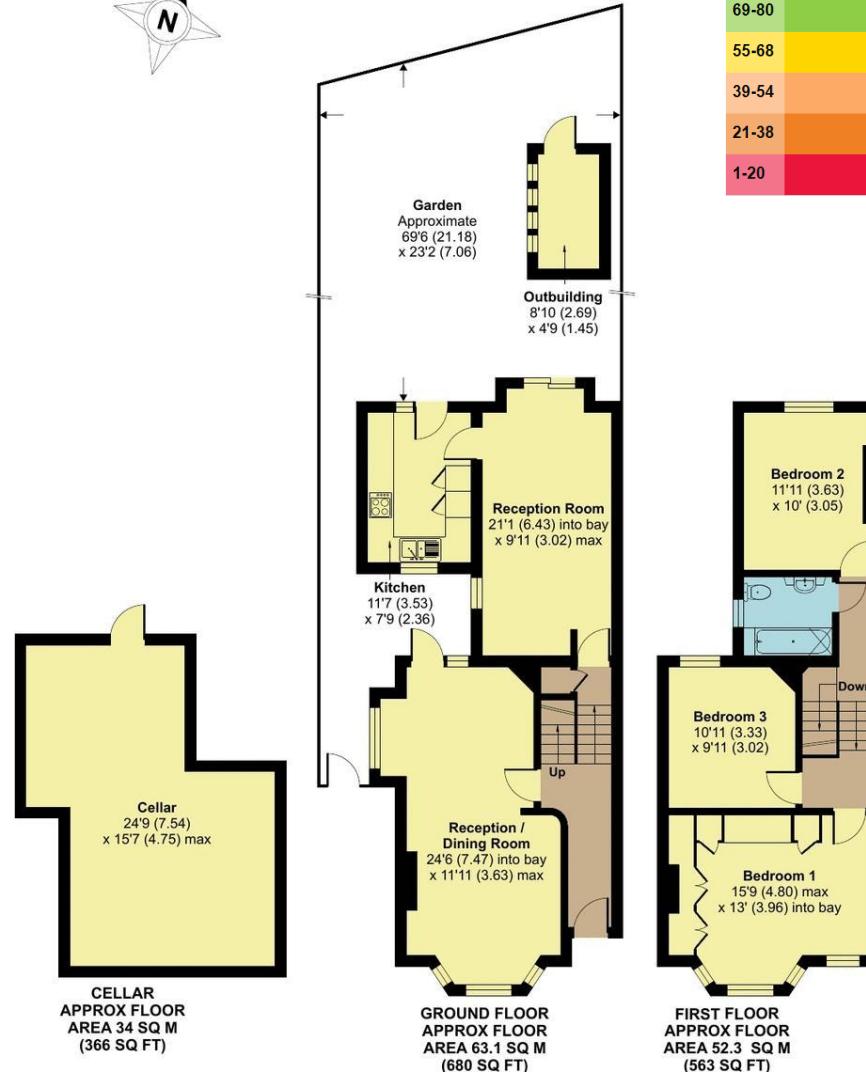


99 Russell Lane  
 Whetstone  
 N20 0BA  
 020 8368 7138

[www.hunters-whetstone.co.uk](http://www.hunters-whetstone.co.uk)

**Leicester Road, Barnet, EN5**

Approximate Area = 1609 sq ft / 149.4 sq m  
 Outbuilding = 42 sq ft / 3.9 sq m  
 Total = 1651 sq ft / 153.3 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Hunters Property Group. REF: 966578

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		















**HUNTERS**  
RESIDENTIAL SALES AND LETTINGS

99 Russell Lane  
Whetstone  
N20 0BA  
020 8368 7138

[www.hunters-whetstone.co.uk](http://www.hunters-whetstone.co.uk)