



**Western Way, Barnet, EN5**

**Asking Price: £775,000**  
*Freehold*



## Western Way, Barnet, EN5

This extended semi-detached family home offers superb modern living and is ideally located near several highly regarded primary and secondary schools, as well as Barnet Town Centre.

With a number of schools within close proximity, this home is perfect for a growing family and features stylish living spaces throughout. The beautifully extended kitchen/breakfast room includes integrated appliances, a central island with a breakfast bar, large roof light and bi-fold doors that open up to the garden. At the front of the house, you'll find a separate bay-fronted reception room with a fireplace. On the first floor, there are three bedrooms, along with a contemporary four-piece bathroom. A further bedroom with an en-suite shower is located on the top floor.

Nearby schools include St. Catherine's RC, Queen Elizabeth Girls' Secondary School, Barnet's new Ark Pioneer Academy, and Queen Elizabeth's Boys' Grammar School.

The property is just a short distance from High Barnet Town Centre, offering a wide range of high street shops, The Spires shopping precinct, and numerous bars and restaurants. Transport options include High Barnet Underground (Zone 5, Northern Line) and New Barnet Mainline Station, providing trains to London's Kings Cross and Moorgate Stations. Western Way is adjacent to Barnet Playing Fields with playgrounds and greenspace for walking and within walking distance of Totteridge Tennis Club and South Herts Golf Club.

- **SEMI DETACHED FAMILY HOUSE**
- **FOUR BEDROOMS**
- **EXTENDED KITCHEN BREAKFAST ROOM**
- **RECEPTION ROOM**
- **GROUND FLOOR WC**
- **FOUR BEDROOMS**
- **FOUR PIECE FAMILY BATHROOM & EN-SUITE**
- **GARDEN**
- **OFF STREET PARKING**

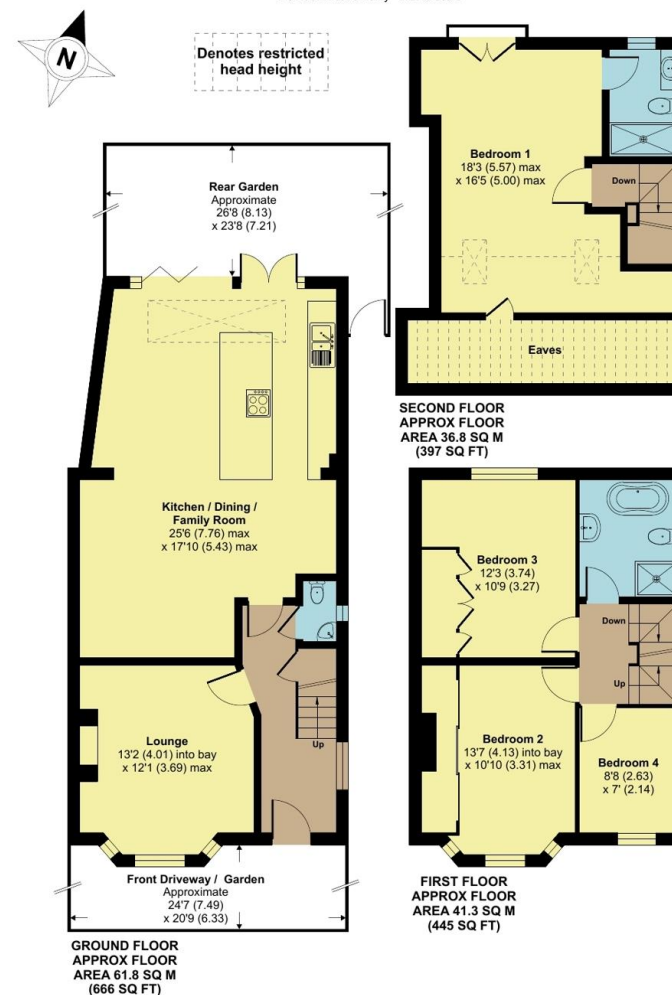
## Western Way, Barnet, EN5

Approximate Area = 1357 sq ft / 126 sq m

Limited Use Area(s) = 151 sq ft / 14 sq m

Total = 1508 sq ft / 140 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Hunters - Barnet & Whetstone. REF:1247999



















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>		<b>77</b>
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	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: BRN230345**