



**Hillside Gardens, High Barnet, Hertfordshire, EN5**

**Offers in Excess Of: £900,000**

*Freehold*



# Hillside Gardens, High Barnet, EN5

A four bedroom semi-detached period house located towards the top end of this popular turning with mature rear garden with summer house and front garden with gravel drive.

Accommodation is accessed via Oak front door leading into a spacious and welcoming entrance hall with parquet wood flooring and comprises bay fronted reception room with working fireplace, separate rear aspect dining room, kitchen/breakfast room with adjacent utility room, four bedrooms with master bedroom en suite and with planning permission existing for a loft conversion.

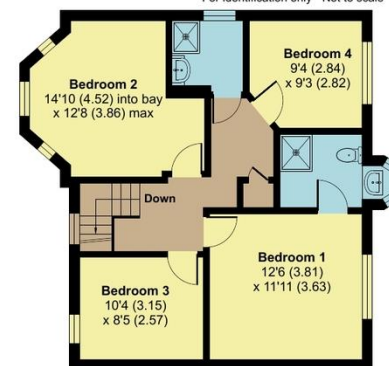
The property is located on a sought after residential turning of predominantly detached and semi-detached houses well placed for a number of state primary & secondary schools to include Queen Elizabeth's Boys Grammar and is well placed for Barnet town centre with an array of High street shops, bars and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

- **SEMI-DETACHED PERIOD HOUSE**
- **FOUR BEDROOMS**
- **MASTER BEDROOM WITH EN SUITE SHOWER ROOM**
- **FAMILY SHOWER ROOM**
- **TWO RECEPTION ROOMS**
- **GROUND FLOOR W/C**
- **KITCHEN/BREAKFAST ROOM**
- **UTILITY ROOM**
- **MATURE REAR GARDEN**
- **FRONT GARDEN WITH GRAVELLED DRIVE**
- **COUNCIL TAX BAND F**

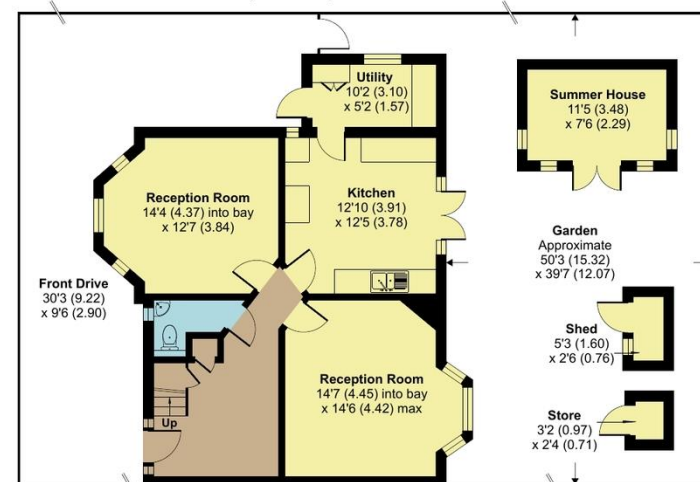


## Hillside Gardens, Barnet, EN5

Approximate Area = 1443 sq ft / 134 sq m  
Outbuildings = 106 sq ft / 9.8 sq m  
Total = 1549 sq ft / 143.8 sq m  
For identification only - Not to scale



FIRST FLOOR  
APPROX FLOOR  
AREA 63.9 SQ M  
( 688 SQ FT)



GROUND FLOOR  
APPROX FLOOR  
AREA 70.1 SQ M  
( 755 SQ FT)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2023. Produced for Hunters Property Group. REF: 1033581



















Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		70
(55-68) <b>D</b>		
(39-54) <b>E</b>	44	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Hunters Barnet

41 High Street  
High Barnet  
Barnet  
Hertfordshire  
EN5 5UW

T: 020 8441 3377 (sales) | 8441 6969 (lettings)

E: [info@hunters-barnet.co.uk](mailto:info@hunters-barnet.co.uk)

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

### 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: BRN190194**