



Hérons Rise, New Barnet, Barnet, EN4

Asking price: £865,000
Freehold

Hérons Rise, New Barnet, Barnet, EN4

This attractive detached family home offers spacious and versatile living accommodation, featuring an integral double garage and a generous rear garden measuring approximately 40ft by 50ft.

Located in a charming cul-de-sac, the property is ideally positioned for convenient access to excellent transport links, including New Barnet and Oakleigh Park mainline stations, as well as Cockfosters and High Barnet Underground stations.

The elevated living space includes a bright and spacious front-aspect lounge that flows into an open-plan dining room, a separate rear-aspect kitchen, and a guest WC off entrance hall. The master bedroom benefits from an en-suite bathroom. At the rear of the home, an additional bedroom is complemented by a spiral staircase leading down to a versatile room, perfect for use as an, office, playroom or further bedroom. The first floor offers two further bedrooms and a four-piece family bathroom.

Ideally situated for families, the property lies within half a mile of several highly regarded primary schools including Trent CofE, Livingstone, and Danegrove. For secondary education, the area is served by East Barnet School and JCoSS.

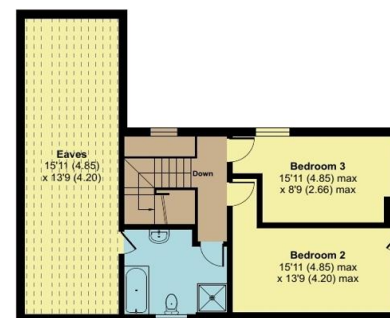
- **DETACHED HOUSE**
- **FOUR/FIVE BEDROOMS**
- **TWO RECEPTION ROOMS**
- **KITCHEN**
- **FAMILY BATHROOM & EN-SUITE**
- **PLAYROOM**
- **GUEST WC**
- **40x50ft GARDEN**
- **DRIVE & DOUBLE GARAGE**



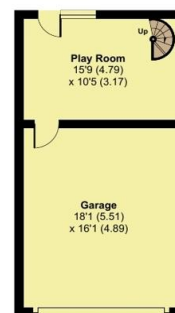
Laguna House Herons Rise, New Barnet, Barnet, EN4

Approximate Area = 1767 sq ft / 164.1 sq m
Limited Use Area(s) = 297 sq ft / 27.5 sq m
Garage = 289 sq ft / 26.8 sq m
Total = 2353 sq ft / 218.5 sq m

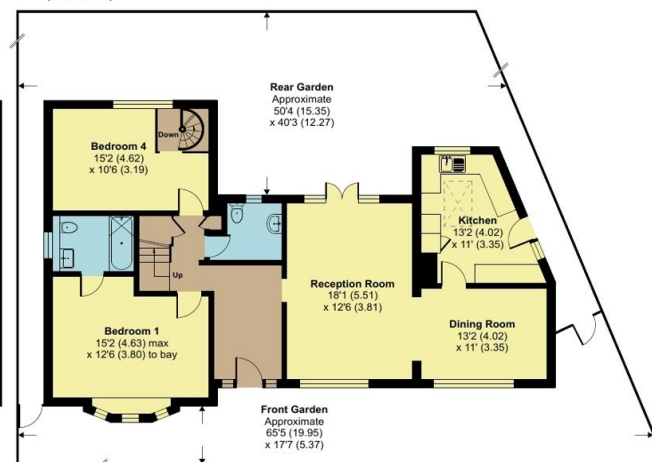
For identification only - Not to scale



FIRST FLOOR
APPROX FLOOR
AREA 73.3 SQ M
(790 SQ FT)



LOWER GROUND FLOOR
APPROX FLOOR
AREA 15.1 SQ M
(163 SQ FT)



GROUND FLOOR
APPROX FLOOR
AREA 103.2 SQ M
(1111 SQ FT)

Rear Garden
Approximate
50'4" (15.35)
x 40'3" (12.27)

Front Garden
Approximate
65'5" (19.95)
x 17'7" (5.37)

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Hunters - Barnet & Whetstone. REF:1298078









Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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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: BRN240029