



Lyonsdown Road, New Barnet, Barnet, EN5

Asking Price: £1,050,000

Freehold

Lyonsdown Road, New Barnet, Barnet, EN5

A four double bedroom Edwardian semi detached family home with 200ft West facing garden and front off street parking. The property is ideally situated within a mile of a plethora of highly regarded schools and moments from New Barnet station providing trains to London's Moorgate & Kings Cross.

Accommodation is accessed over an elevated frontage with off street parking to front and steps rising to an original canopied entrance door providing access to a spacious 12x10'4 hall. Living space features original timber framed glazed windows, feature fireplaces, detailed cornice with ceiling roses, patterned ceilings and exposed wood floorboards. Comprising a square bay fronted reception room, separate rear reception with glazed full drop bay window and door to garden, kitchen breakfast room with garden access and separate utility. A grand turning staircase rises to a large landing leading to four double bedrooms, one with balcony overlooking the rear garden, bathroom and separate wc.

The property is moments from New Barnet station, conveniently located just over a mile from Barnet town centre providing a host of High street shops, Post office, cafe's, The Spires shopping centre and its Northern Line underground Station. Leisure facilities nearby include Barnet's newly opened leisure centre with pool and library, an Everyman Cinema. The M25 motorway lies within three miles with Routes to London's Heathrow & Gatwick airports.

- **EDWARDIAN SEMI DETACHED FAMILY HOUSE**
- **FOUR DOUBLE BEDROOMS**
- **12X10'4 ENTRANCE HALL**
- **TWO RECEPTION ROOMS**
- **KITCHEN BREAKFAST ROOM**
- **UTILTY ROOM**
- **GROUND FLOOR WC**
- **BATHROOM & SEPARATE WC**
- **200ft WEST FACING GARDEN**
- **OFF STREET PARKING**
- **COUNCIL TAX BAND G**

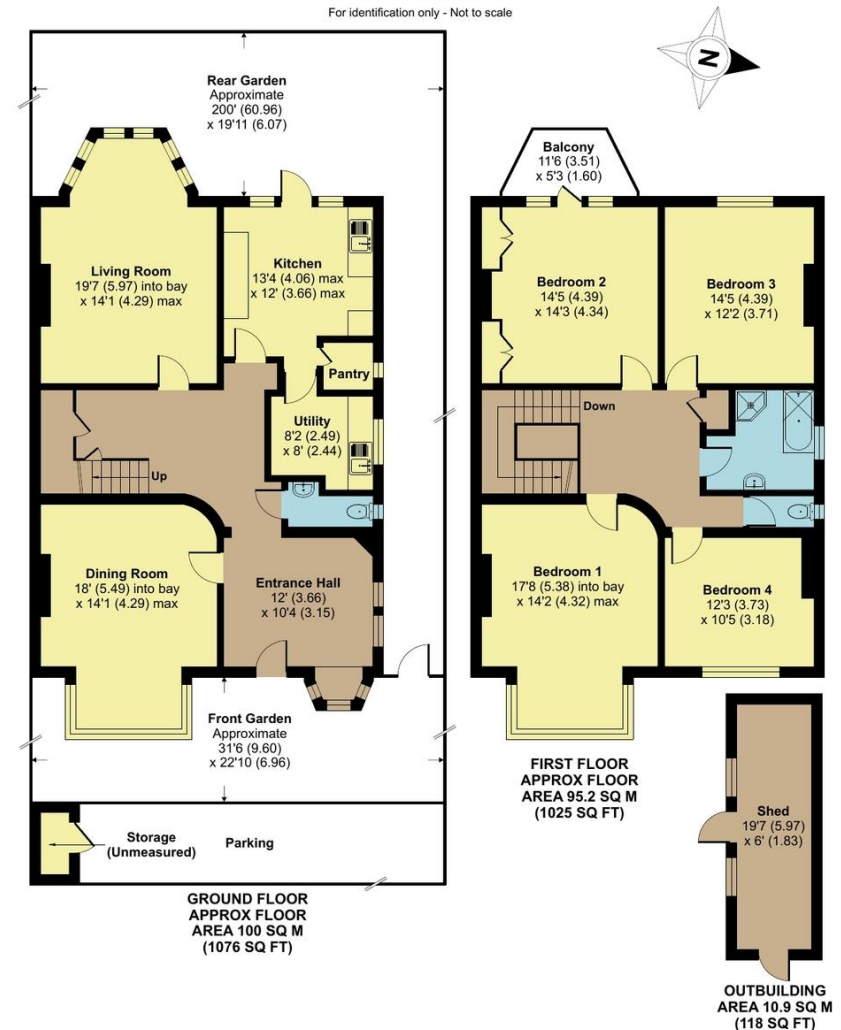
Lyonsdown Road, Barnet, EN5

Approximate Area = 2101 sq ft / 195.2 sq m (excludes storage)

Outbuilding = 118 sq ft / 10.9 sq m

Total = 2219 sq ft / 206.1 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). © ricshecom 2024. Produced for Hunters Property Group. REF: 1075826











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	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

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: BRN220071