



Cedar Lawn Avenue, Barnet, EN5

Asking Price: £895,000

Freehold

Cedar Lawn Avenue, Barnet, EN5

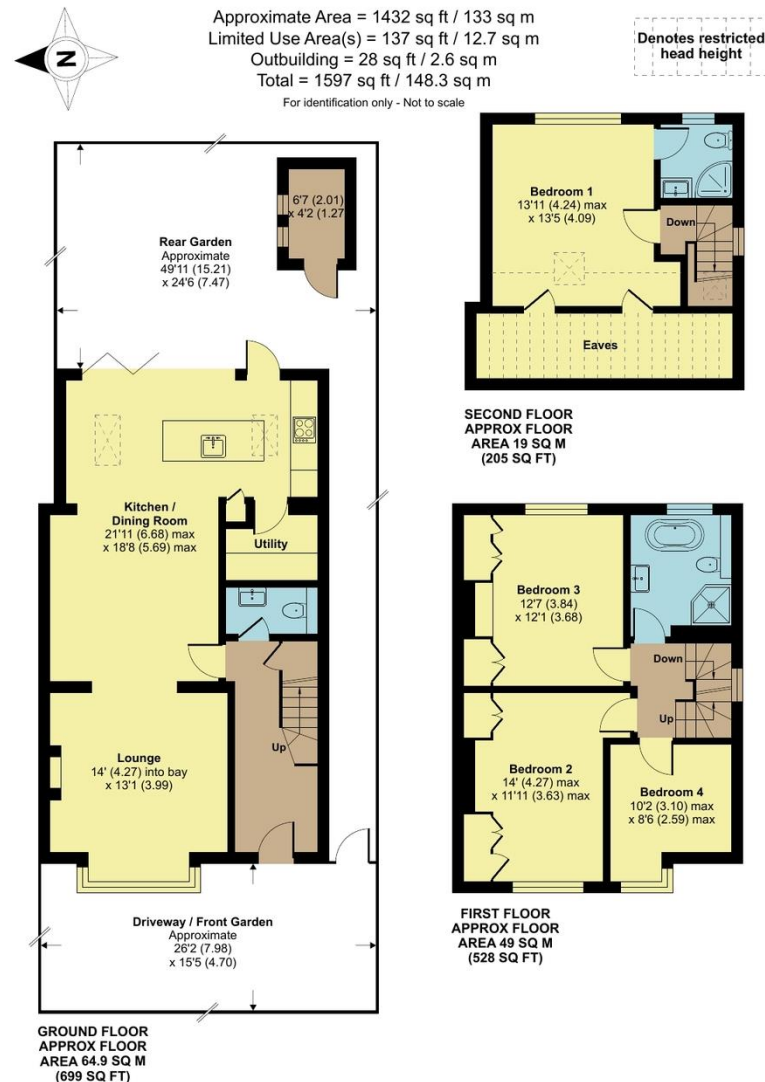
An exceptionally well presented four bedroom semi detached family house located in a quiet residential cul-de-sac turning with 50ft garden and front off street parking.

The property has been modernised and updated to an extremely high standard providing modern day open plan living. Accessed into entrance hall with ground floor wc and turning staircase accommodation which benefits from underfloor heating to living space and kitchen comprises a spacious through reception with front and rear reception visually separated by exposed brick feature leading to a fully fitted kitchen breakfast room with quartz topped central island, work tops flooded with light from two large skylights and a full span of Bi-Fold doors, giving access to decked patio and 50ft garden. separate utility room. A principle bedroom with en-suite shower to top floor, three further good size bedrooms and stylish four piece family bathroom with underfloor heating to first floor.

Ideally located for well Barnet town centre the property is also well placed for both primary and state schools to include, Whiting's Hill primary and approximately three quarters of a mile from High Street shops and The Spires shopping precinct housing Waitrose and H&M together with High Barnet underground station and a further number of highly regarded schools to include Queen Elizabeth's Boys Grammar, Queen Elizabeths Girls and Barnet's new Ark Pioneer academy.

- **SEMI DEATCHED FAMILY HOUSE**
- **FOUR BEDROOMS**
- **FAMILY BATHROOM & EN-SUITE**
- **OPEN PLAN LIVING**
- **EXTENDED KITCHEN BREAKFAST ROOM**
- **UTILTY ROOM**
- **GROUND FLOOR WC**
- **50ft REAR GARDEN**
- **FRONT OFF STREET PARKING**
- **COUNCIL TAX BAND E**

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Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrcbecom 2024.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Disclaimer

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Reference: BRN230393