



Clifford Road, Barnet, EN5

Asking Price: £425,000
Share of Freehold

Clifford Road, Barnet, EN5

A spacious bay fronted first floor maisonette requiring some updating and modernisation with own 33x21ft garden and garage located towards the top end of a sought after residential turning. Ideally placed for High Barnet underground (Zone 5 Northern line) and New Barnet Mainline stations providing trains in to London's West End & City and nearby to Monken Hadley Common & Tudor Park.

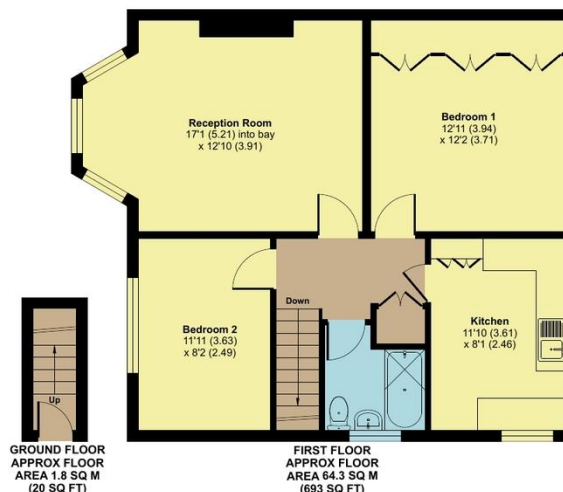
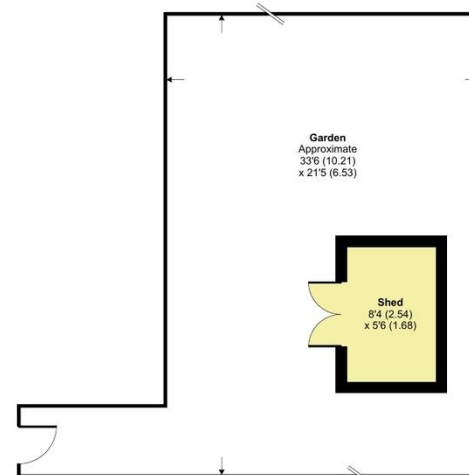
Accommodation which comes with a share in freehold, is accessed to side, and stairs within rise to first floor landing with loft access and comprises, a spacious bay fronted reception room, separate kitchen to rear, two double bedrooms and three piece bathroom.

The property is well placed for Cromer Road Primary and QE secondary school for girls, with shopping and leisure facilities nearby to include a local shopping parade, Sainsburys supermarket, an Everyman cinema and New Barnet leisure centre with swimming pool and library.

- **FIRST FLOOR MAISONETTE**
- **SHARE OF FREEHOLD**
- **TWO DOUBLE BEDROOMS**
- **SPACIOUS RECEPTION ROOM**
- **KITCHEN**
- **THREE PIECE BATHROOM**
- **OWN GARDEN**
- **GARAGE**
- **COUNCIL TAX BAND C**

Slade Court, Clifford Road, Barnet, EN5

Approximate Area = 713 sq ft / 66.2 sq m
Outbuilding = 46 sq ft / 4.2 sq m
Total = 759 sq ft / 70.4 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). © nchecom 2024. Produced for Hunters Property Group. REF: 1077579









| Energy Efficiency Rating | | |
|---|-----------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) | A | |
| (81-91) | B | |
| (69-80) | C | 74 |
| (55-68) | 59 | |
| (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

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: BRN240020