



Clifford Road, New Barnet, EN5

Asking Price: £825,000

Freehold

Clifford Road, New Barnet, Hertfordshire, EN5

An attractive bay fronted semi-detached family house with rear garden backing on to Tudor Park, extending to 100ft and drive to front leading to garage providing plenty of scope to extend and develop stpp and set in a popular and sought after residential neighbourhood approximately one mile from Barnet Town Centre, well placed for a number of primary & secondary schools.

The property is located at the more sought after top end of Clifford Road within a short distance to Monken Hadley Common and High Barnet Town Centre, also backing directly on to Tudor park. A number of highly regarded state primary and secondary schools nearby include, Monken Hadley CofE, Cromer Road primary, Queen Elizabeth girls secondary and Barnet's brand new Ark Pioneer Academy together with Queen Elizabeth's Boys Grammar.

Accommodation features extremely spacious rooms throughout, accessed via a spacious entrance hall with turning staircase, comprising a bay fronted through lounge with rear aspect patio doors to garden and further bay window to side, kitchen breakfast room, three bedrooms and bathroom to first floor. With potential to extend to rear, side and further with loft conversion this family home provides an opportunity to personalise for long term ownership for a growing family.

Both High Barnet Underground (Zone 5 Northern Line) and New Barnet Mainline sit within a mile providing trains to London's West End, Kings Cross & Moorgate Stations.

- **SEMI DETACHED FAMILY HOUSE**
- **CHAIN FREE**
- **THREE BEDROOMS**
- **THROUGH RECEPTION ROOM**
- **KITCHEN BREAKFAST ROOM**
- **FAMILY BATHROOM**
- **100ft GARDEN**
- **DRIVE WITH ATTACHED GARAGE TO SIDE**
- **COUNCIL TAX BAND F**

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Approximate Area = 1332 sq ft / 123.7 sq m
Garage = 114 sq ft / 10.5 sq m
Total = 1446 sq ft / 134.3 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). © nrcbecom 2024. Produced for Hunters Property Group. REF: 1084005











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	44	
(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: BRN030529