



**Thornton Road, Barnet, EN5**

**Asking Price: £650,000**

*Freehold*

# Thornton Road, Barnet, EN5

A chain free three bedroom family house with 50ft garden requiring updating and modernisation offering tremendous scope to extend and develop both ground floor living space and with loft conversion potential for further bedroom and bathroom.

Accommodation currently comprises, a bay fronted through reception room with feature fireplace, kitchen, ground floor bathroom and three bedrooms to first floor.

The property is located in popular town centre location providing easy access to High Street shops, bars and restaurants together with the Spires shopping precinct housing Waitrose, H&M, Anytime Fitness gym and with its vibrant Saturday food market. High Barnet underground ( Northern Line Zone 5 ) sits close by as do a number of local primary and secondary schools to include Foulds & Christchurch primary, QE Boys Grammar, QE girls secondary and Barnet's brand new Ark Pioneer Academy.

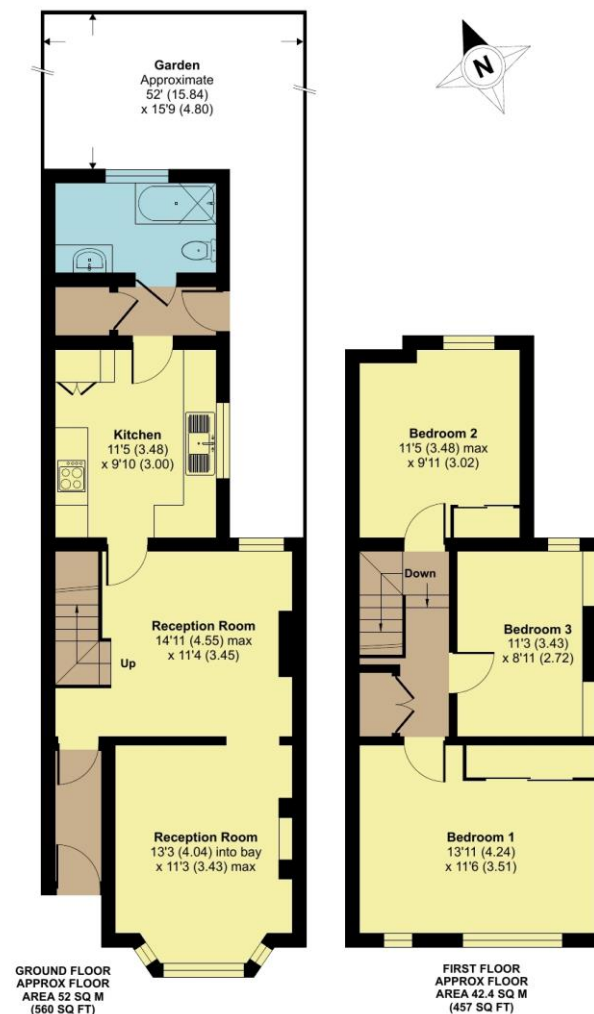
- **PERIOD HOUSE BEHIND THE SPIRES**
- **CHAIN FREE**
- **THREE BEDROOMS**
- **THROUGH RECEPTION ROOM**
- **KITCHEN**
- **GROUND FLOOR BATHROOM**
- **50ft GARDEN**
- **SCOPE TO EXTEND & DEVELOP**
- **COUNCIL TAX BAND E**



## Thornton Road, Barnet, EN5

Approximate Area = 1017 sq ft / 94.4 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). © n2checcom 2024. Produced for Hunters Property Group. REF: 1081905









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>		
(39-54) <b>E</b>	52	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## Hunters Barnet

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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: BRN240007**