



Leicester Road, Barnet, EN5

Offers in excess of: £500,000

Freehold

Leicester Road, Barnet, EN5

A four bedroom end of terrace house with 28ft garden and off street parking to front well placed for local state primary & secondary Schools, New Barnet Mainline station providing direct links to London's Kings Cross and Moorgate Stations and with High Barnet Northern line Underground also being nearby.

Accommodation comprises, entrance hall with ground floor wc, front aspect reception room, spacious kitchen breakfast room with access to garden, one double and three single bedrooms with three piece bathroom to first floor and gas central heating.

The property is located a short distance to Cromer Road primary school, with local nurseries and secondary schools also nearby to include East Barnet & Queen Elizabeth's girls' secondary. Leisure and shopping facilities also nearby include Sainsburys supermarket, New Barnet's recently opened leisure centre and an Everyman cinema.

- **END OF TERRACE HOUSE**
- **FOUR BEDROOMS**
- **RECEPTION ROOM**
- **KITCHEN/DINING ROOM**
- **GROUND FLOOR WC**
- **THREE PIECE BATHROOM**
- **OFF STREET PARKING**
- **28ft REAR GARDEN**
- **UPVC DOUBLE GLAZING**
- **GAS CENTRAL HEATING**
- **COUNCIL TAX BAND D**



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Approximate Area = 1039 sq ft / 96.5 sq m (excludes store)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheccom 2024. Produced for Hunters Property Group. REF: 1100539









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(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

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: **BRN230065**