



Fitzjohn Avenue, Barnet, EN5

Asking Price: £1,525,000

Freehold

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A five /six bedroom semi detached family home offering luxurious modern day living space over three floors featuring a superb 44ft extended Schmidt fully fitted kitchen breakfast family room with skylight vaulted ceiling and black crittall like black steel framed doors accessing a westerly facing garden with two garages and parking accessed from Orchard Road.

The property offers completely renovated accommodation and is accessed into a 16'6x12ft entrance hall with guest wc, and panelled turning staircase framed with decorative wooden fretwork to first floor. Tastefully decorated living space combines classic period charm with contemporary modern luxurious living space and comprises, a rear aspect lounge with fireplace and garden access, front aspect dining room, kitchen breakfast family room to rear, four double bedrooms, family bathroom and further wc to first floor with principal en-suite bedroom and further bedroom/study with loft storage room to top floor.

The property is ideally placed for High Barnet underground station (Northern Line Zone 5) and the town centre being within walking distance of numerous High Street shops, bars and restaurants together with its thriving Saturday food market and the Spires shopping precinct housing Waitrose, H&M and the 'Anytime Fitness' gym.

With highly regarded state primary and secondary schooling also nearby including QE Boys Grammar, QE girls secondary and Barnet's new Ark Pioneer Academy this family home presents an opportunity for long term ownership for a growing family to enjoy.

- **EDWARDIAN SEMI-DETACHED HOUSE**
- **FIVE/SIX BEDROOMS**
- **PRINCIPAL EN-SUITE**
- **TWO RECEPTION ROOMS**
- **KITCHEN/BREAKFAST FAMILY ROOM**
- **UTILTY ROOM**
- **GUEST WC**
- **45FT X 36FT WESTERLY FACING GARDEN**
- **TWO GARAGES WITH PARKING TO FRONT**
- **COUNCIL TAX BAND G**

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Approximate Area = 2500 sq ft / 232.2 sq m
Limited Use Area(s) = 55 sq ft / 5.1 sq m
Garage = 261 sq ft / 24.2 sq m
Total = 2816 sq ft / 261.5 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecomm 2024. Produced for Hunters Property Group. REF: 1093850











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		65
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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: BRN230185