



Milton Avenue, Barnet, EN5

Asking Price: £865,000

Freehold

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A spacious four bedroom bay fronted semi detached family house with 95ft rear garden located in a pleasant residential road moments from High Barnet underground Station.

Accommodation is accessed into a generous sized entrance hall and comprises, a bay fronted reception room, separate dining room and kitchen to rear aspect, three bedrooms and family bathroom to first floor with further bedroom and en-suite shower room to top floor.

The property is ideally placed for a number of state primary and secondary schools and with High Barnet town centre also being within walking distance providing a host of 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.

Highly regarded schooling nearby includes St Catherine's RC primary, QE Boys Grammar, QE girls' secondary and Barnet's new Ark Pioneer Academy.

- **SEMI DETACHED FAMILY HOUSE**
- **FOUR BEDROOMS**
- **FAMILY BATHROOM & EN-SUITE SHOWER**
- **TWO RECEPTION ROOMS**
- **KITCHEN**
- **GROUND FLOOR WC**
- **95ft GARDEN**
- **MOMENTS FROM TUBE**
- **COUNCIL TAX BAND E**



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Approximate Area = 1384 sq ft / 128.5 sq m
Limited Use Area(s) = 194 sq ft / 18 sq m
Garage = 380 sq ft / 35.3 sq m
Total = 1958 sq ft / 181.8 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: 1099930











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	61	
(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: BRN240103