



Connaught Road, Barnet, EN5

Asking Price: £575,000

Freehold

Connaught Road, Barnet, EN5

An exceptionally well presented two double bedroom semi-detached family house with 45ft rear garden featuring a ground floor rear extension providing further light and spacious living accommodation and situated in a delightful position opposite playing fields.

Accommodation is accessed via entrance porch and comprises a dual aspect through reception room and further rear aspect reception room with Velux windows and doors to garden, a ground floor shower room with wc, two double bedrooms and four piece family bathroom to first floor.

The property is located approximately one mile from Barnet town centre, well placed for local schools opposite greenbelt countryside providing pleasant views with cycle and footpaths to Totteridge, the Orange Tree Gastro Pub and the London Loop allowing further pleasant foot and cycle access a further nine miles to Hampstead.

- **SEMI DETACHED HOUSE**
- **TWO DOUBLE BEDROOMS**
- **THROUGH LOUNGE**
- **EXTENDED RECEPTION ROOM**
- **FITTED KITCHEN**
- **FOUR PICE FAMILY BATHROOM**
- **GROUND FLOOR WC & SHOWER**
- **45ft REAR GARDEN**
- **COUNCIL TAX BAND D**



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Approximate Area = 970 sq ft / 90.1 sq m
Store = 124 sq ft / 11.5 sq m
Total = 1094 sq ft / 101.6 sq m
For identification only - Not to scale



Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricshecom 2024.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	63	
(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: BRN230323