



Great North Road, New Barnet, EN5

Asking Price: £635,000

Freehold

Great North Road, New Barnet, Barnet, EN5

Attractive chain free mock Tudor four bedroom semi-detached family house with 40ft South West facing rear garden retaining mature plum, pear and apple trees, with garage and drive to front well placed for local schools and Whetstone & Barnets shopping and transport facilities.

Requiring updating and modernisation the property provides an opportunity to bring up to modern day family living and with scope to extend and develop (stpp). Accommodation comprises of a through reception room, rear aspect kitchen ground floor wc, four bedrooms, two doubles and two singles with family bathroom.

The property is situated between Barnet and Whetstone proving an array of High street shops and restaurants together with a number of local schools to include St Catherine's RC school and Barnet's new Ark Pioneer Academy and within a mile of Oakleigh Park Mainline Station providing trains to Moorgate.

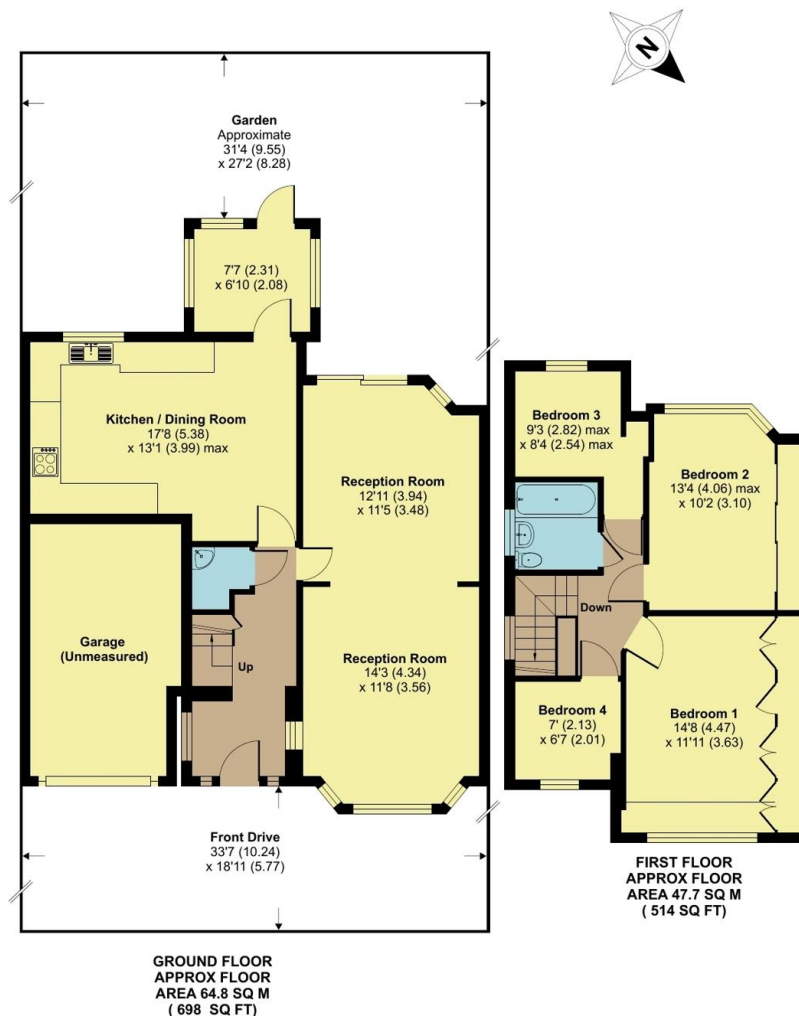
- **SEMI DETACHED FAMILY HOUSE**
- **REQUIRING MODERNISATION**
- **SCOPE TO EXTEND (STPP)**
- **CHAIN FREE PROBATE SALE**
- **FOUR BEDROOM**
- **TWO RECEPTION ROOMS**
- **KITCHEN BREAKFAST ROOM**
- **BATHROOM**
- **40FT SOUTH WEST FACING GARDEN**
- **GARAGE WITH DRIVE TO FRONT**
- **COUNCIL TAX BAND E**



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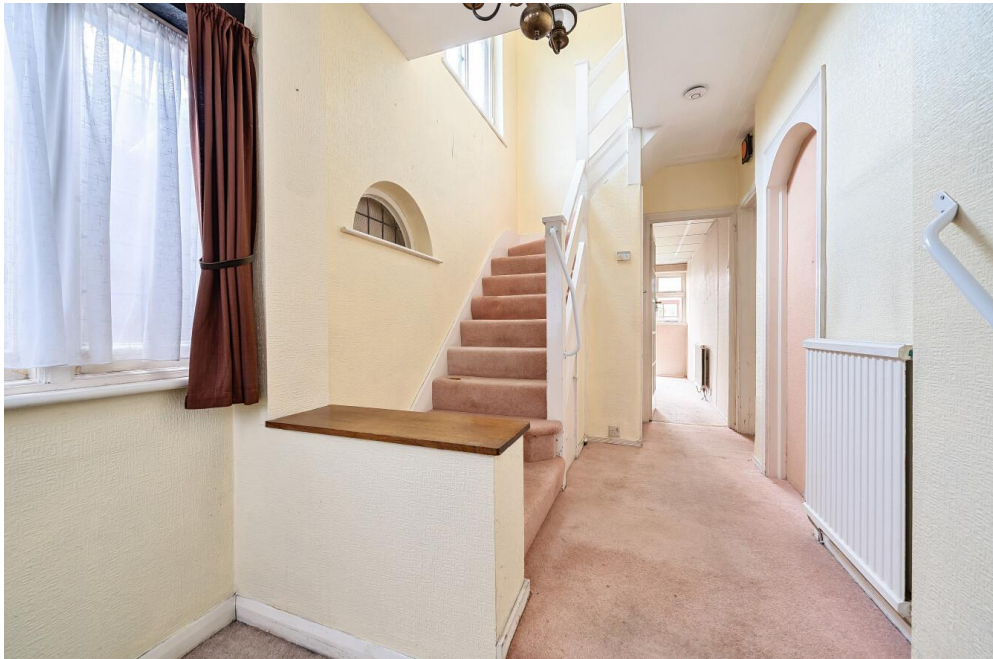
Approximate Area = 1212 sq ft / 112.5 sq m (excludes garage)

For identification only - Not to scale



RICS Certified Property Measurer. Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Hunters Property Group. REF: 1116093











Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	
(69-80)	C	77
(55-68)	D	
(39-54)	E	
(21-38)	F	36
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
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: BRN230044