



Leeside, Barnet, EN5

Guide Price: £675,000
Freehold

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Located in a quiet residential turning with greenbelt open field countryside at the end of the road providing 'The London Loop' walks, ideally placed for local state primary and secondary schools to include Underhill & Ofsted outstanding Whiting's Hill primary, Barnet's Ark Pioneer Academy and QE Boys Grammar. Five minutes' walk from six excellent free tennis courts and Co-op.

Situated approximately one mile from Barnet Town Centre the property is well placed for an array of High Street Shops bars and restaurants, The Spires shopping precinct housing, Waitrose supermarket, anytime fitness gym and with transport links at High Barnet Station on London's Undergrounds Northern Line High Barnet station which provides access to Euston within 30 minutes.

- **SEMI DETACHED FAMILY HOUSE**
- **CHAIN FREE**
- **THREE BEDROOMS**
- **GARAGE & DRIVEWAY**
- **CONSERVATORY**
- **THROUGH RECEPTION ROOM**
- **SCOPE TO EXTEND/CONVERT GARAGE (STPP)**
- **150 FT. GARDEN APPROX**
- **COUNCIL TAX BAND E**

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Approximate Area = 1181 sq ft / 109.7 sq m
Garage = 175 sq ft / 16.2 sq m
Outbuilding = 102 sq ft / 9.5 sq m
Total = 1458 sq ft / 135.4 sq m

For identification only - Not to scale



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: 1214915











Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	72	
(55-68) D		
(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: BRN240440