



**Sphinx Way, Barnet, EN5**

**Offers in excess of: £650,000**  
*Leasehold*



# Sphinx Way, Barnet, EN5

A stylish three double bedroom family house set within the new Brook Valley Gardens development. The property is accessed via a spacious entrance hall with guest cloakroom and leads large reception room and a fully fitted kitchen breakfast room, both with direct access to west facing garden. The first floor comprises three double bedrooms and family bathroom. The principle bedroom comes with en suite and balcony.

Located within a short distance of High Street shops, bars and restaurants, the Spires shopping precinct housing Waitrose and H&M and sits moments from High Barnet underground Station (Northern Line Zone 5) Highly regarded schools nearby include Ofsted's outstanding St Catherine's RC Primary and Whiting's Hill Primary, QE Boys Grammar and Girls secondary together with Barnet's brand new Ark Pioneer Academy.

- **STYLISH FAMILY HOUSE**
- **THREE DOUBLE BEDROOMS**
- **MASTER BEDROOM WITH EN-SUITE & BALCONY**
- **SPACIOUS KITCHEN BREAKFAST ROOM**
- **OFF STREET PARKING**
- **LARGE RECEPTION ROOM**
- **FAMILY BATHROOM**
- **GROUND FLOOR GUEST WC**



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Hunters - Barnet & Whetstone. REF:1277000











Score	Energy rating	Current	Potential
92+	<b>A</b>	<b>90 B</b>	<b>91 B</b>
81-91	<b>B</b>		
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		