



The Croft, High Barnet, EN5

Offers in Excess: £1,000,000
Freehold

A beautifully presented semi-detached family home on one of the area's most prestigious roads, featuring a stunning 200ft south-facing garden that offers exceptional privacy and seclusion.

This attractive property benefits from a garage and a resin-bonded driveway with a landscaped front garden.

Ideally situated close to Barnet town centre and within easy reach of some of the UK's top-performing primary and secondary schools—including Whitings Hill, Foulds, and Christchurch Primary Schools, QE Boys' Grammar, QE Girls' Secondary, and the new Ark Pioneer Academy—this home is perfectly suited for family living.

The accommodation includes rear-aspect lounge and a separate dining room, both with patio doors leading to a raised breakfast terrace overlooking the mature garden. The property also boasts a well-equipped fitted kitchen, a ground-floor guest WC, three bedrooms and a family bathroom on the first floor, and a further generously sized bedroom on the top floor with its own shower, WC, and far-reaching views across the Totteridge Valley.

Bordering the Greenbelt countryside, this home offers tranquil surroundings with nearby access to Hadley Woods and the Totteridge cycle paths. Enjoy the best of both worlds—peaceful, leafy living with excellent access to local amenities, including charming country pubs, restaurants, coffee shops, Gail's Bakery, and The Spires shopping centre with Waitrose, H&M, Anytime Fitness, and a popular Saturday food market.

High Barnet Underground Station is within walking distance, providing a direct link to King's Cross in approximately 25 minutes—ideal for commuters or those wishing to explore the vibrant West End.

- **SEMI-DETACHED FAMILY HOUSE**
- **FOUR BEDROOMS**
- **200ft SOUTH FACING GARDEN & TERRACE**
- **TWO RECEPTION ROOMS**
- **FITTED KITCHEN**
- **GUEST WC**
- **FAMILY BATHROOM & EN-SUITE**
- **GARAGE & DRIVE**

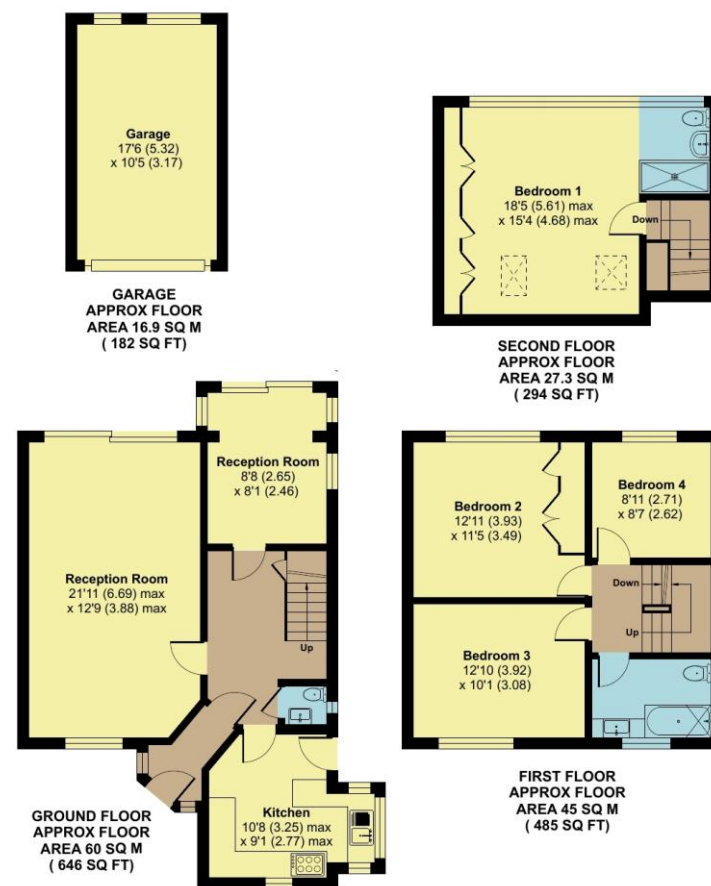
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Approximate Area = 1425 sq ft / 132.3 sq m

Garage = 182 sq ft / 16.9 sq m

Total = 1607 sq ft / 149.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Hunters - Barnet & Whetstone. REF: 1305343











Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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: BRN240458