



**Victoria Avenue, Barnet, EN4**

**Offers in excess of: £550,000**

*Freehold*



# Victoria Avenue, Barnet, EN4

This beautifully refurbished three-bedroom terraced home is in a quiet, pedestrianised residential turning, ideally positioned for New Barnet mainline station, East Barnet Village, and a selection of well-regarded local schools.

The ground floor features a spacious through lounge, a brand-new kitchen with a dining area, and direct access to a 25ft rear garden via new French doors. Upstairs, the first floor offers three well-proportioned bedrooms and a modern three-piece bathroom. There is also access to a loft space, offering potential for conversion (subject to planning permission).

This turnkey property combines modern updates with excellent location advantages, making it a perfect choice for families, commuters, or investors.

Located in a turning that is accessed by foot only, not accessible to traffic but with bollard access for deliveries & contractors. Aldi & Sainsburys supermarkets are close by with further leisure and shopping facilities at New Barnet together with its leisure centre with swimming pool and library.

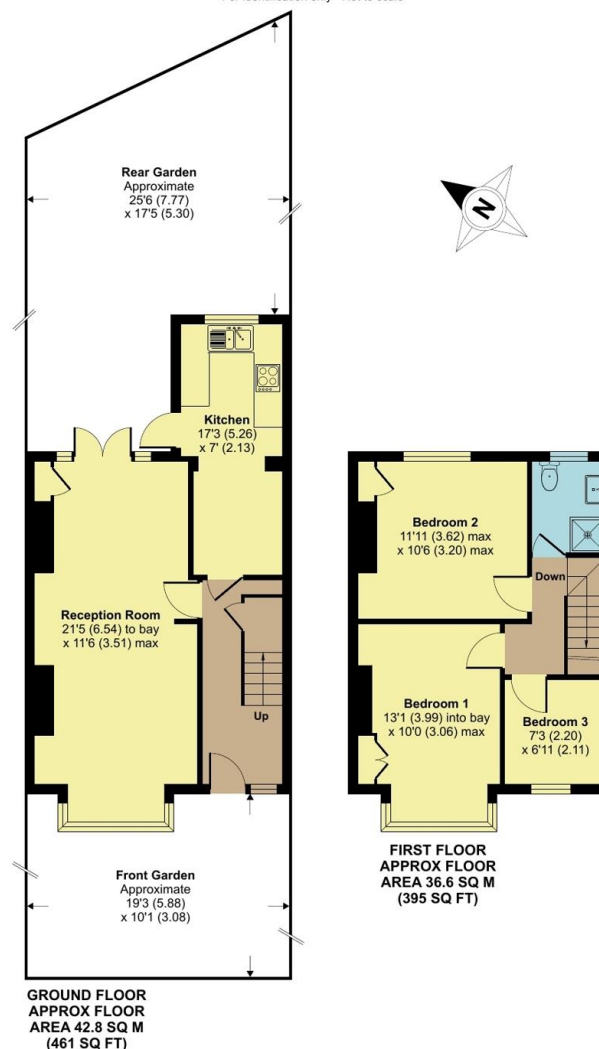
Transport links include underground stations at High Barnet and Cockfosters, as well as National Rail from New Barnet station provide fast trains to London's Centre, West End and City.

- **THREE BEDROOMS TERRACED**
- **SPACIOUS THROUGH LOUNGE**
- **NEWLY FITTED KITCHEN WITH DINNING AREA**
- **25FT GARDEN**
- **MODERN THREE-PIECE BATHROOM**
- **POTENTIAL FOR LOFT CONVERSION(STPP)**
- **NEW FLOORING AND CARPETS**
- **REWIRED**

## Victoria Avenue, Barnet, EN4

Approximate Area = 856 sq ft / 79.5 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). © nrichcom 2025. Produced for Hunters - Barnet & Whetstone. REF:1290929



















Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	63 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: BRN250003**