



Cedar Lawn Avenue, Barnet, EN5

Offers in excess of: £700,000

Freehold

Cedar Lawn Avenue, Barnet, EN5

A well-presented three-bedroom semi-detached house with off street parking on a sought after cul de sac in close proximity to High Barnet underground station and well-regarded schools and local amenities.

Features include a front facing reception room and open plan kitchen dining area leading onto a large garden. To the first floor you have three generous bedrooms and a three-piece bathroom and access to a loft via a pull-down ladder.

The property has potential to be extended subject to usual planning permissions.

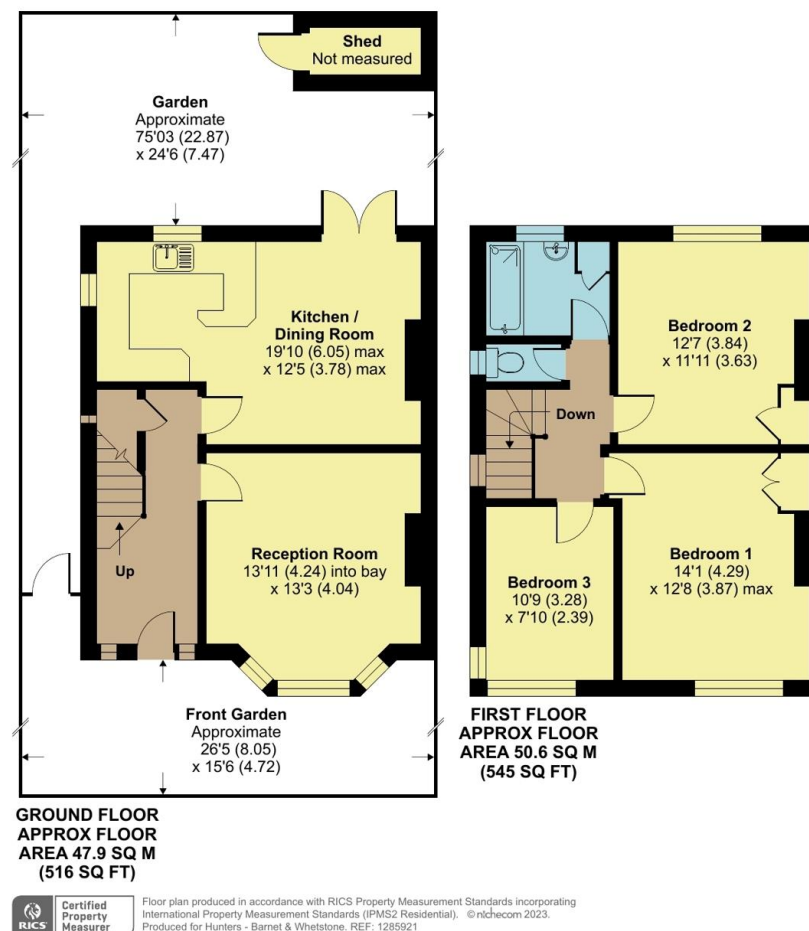
Ideally located for well Barnet town centre the property is also well placed for both primary and state schools to include, Whiting's Hill primary and approximately three quarters of a mile from High Street shops and The Spires shopping precinct housing Waitrose and H&M together with High Barnet underground station and a further number of highly regarded schools to include Queen Elizabeth's Boys Grammar, Queen Elizabeths Girls and Barnet's new Ark Pioneer academy.

- **SEMI DETACHED HOME**
- **THREE GOOD SIZE BEDROOMS**
- **KITCHEN/DINER**
- **FRONT FACING RECEPTION**
- **DOUBLE GLAZED WINDOWS**
- **GAS CENTRAL HEATING**
- **THREE PIECE BATHROOM**
- **75 FT EAST FACING GARDEN**
- **OFF STREET PARKING**

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Approximate Area = 1061 sq ft / 98.6 sq m (Excludes Shed)

For identification only - Not to scale













Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E		
21-38	F	36 F	
1-20	G		

Hunters Barnet

41 High Street
High Barnet
Barnet
Hertfordshire
EN5 5UW

T: 020 8441 3377 (sales) | 8441 6969
(lettings)

E: info@hunters-barnet.co.uk

www.hunters-barnet.co.uk

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: BRN250127