



**Clifford Road, Barnet, EN5**

**Asking Price: £435,000**  
*Share of Freehold*



# Clifford Road, Barnet, EN5

A Two-Bedroom Period Conversion with Private Garden – Share of Freehold & No Onward Chain.

Set within a period building, this two-bedroom first floor conversion flat offers a wonderful blend of character and modern convenience. The property benefits from direct access to a private rear garden, a share of the freehold, and is offered with no onward chain.

Accessed via a communal entrance on the ground floor, the home opens to a bright, split-level landing. The spacious front-aspect reception room is flooded with natural light from a bay window. The property includes a fitted kitchen, two double bedrooms, and a stylish three-piece bathroom suite.

The property also boasts a huge loft space which could be converted, subject to planning consent.

The private garden is directly accessed from the rear bedroom, providing a tranquil outdoor space perfect for relaxing or entertaining.

Location Highlights: Clifford Road is conveniently located within easy reach of the green open spaces of Tudor Park and Hadley Common. High Barnet Town Centre is also nearby, offering a vibrant mix of high street shops, bars, and restaurants, as well as The Spires Shopping Centre, home to Waitrose and Anytime Fitness Gym.

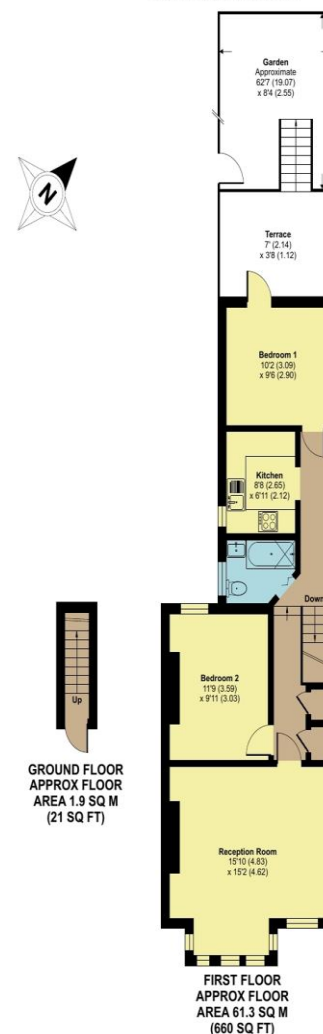
Transport links are excellent, with both High Barnet Underground Station (Northern Line, Zone 5) and New Barnet Mainline Station located within approximately three-quarters of a mile, offering direct services to London's Kings Cross and Moorgate.

- **TWO SPACIOUS DOUBLE BEDROOMS**
- **BRIGHT FRONT-FACING RECEPTION ROOM**
- **FEATURE FIREPLACE**
- **FITTED KITCHEN**
- **THREE-PIECE BATHROOM SUITE**
- **PRIVATE GARDEN**
- **SHARE OF FREEHOLD**
- **NO ONWARD CHAIN**

## Clifford Road, Barnet, EN5

Approximate Area = 681 sq ft / 63.2 sq m

For identification only - Not to scale

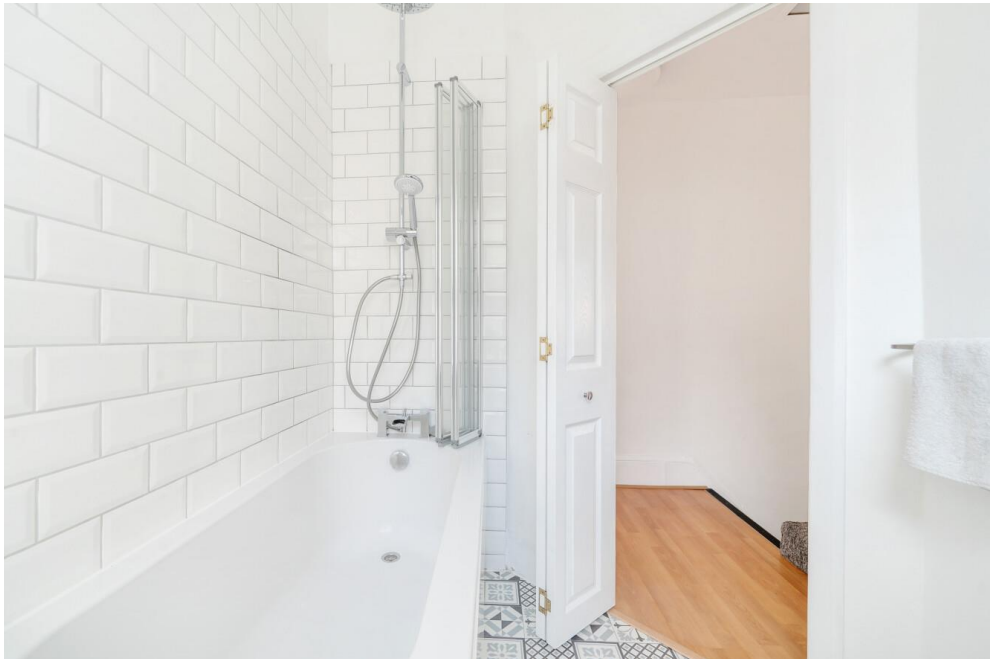


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Hunters - Barnet & Whetstone. REF: 1285851

















Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	66 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: BRN250139**