



Clifford Road, Barnet, EN5

Asking Price: £665,000
Freehold

Situated in a highly sought-after residential area just one mile from Barnet Town Centre, this beautifully presented family home combines stylish modern living with the potential to extend.

Recently refurbished throughout, the property is entered via a welcoming entrance hall with a guest WC, leading into a spacious and thoughtfully designed living area. The rear-facing reception room features elegant herringbone-patterned original parquet flooring and boasts two sets of bi-fold doors that open directly onto the garden, creating a seamless indoor-outdoor flow. A separate modern kitchen is fully fitted and benefits from underfloor heating, complemented by a practical and independent utility room.

The accommodation includes a generously proportioned rear-facing bedroom measuring 17'10"x11'10"-a space that neighbouring properties have successfully divided to create an additional (third) bedroom. This bedroom includes built-in wardrobes. A further double bedroom is located at the front of the property, along with a stylish four-piece family bathroom, also featuring underfloor heating.

Externally, the property offers a 69ft private garden, off-street parking, and an integral storage garage.

Positioned at the desirable top end of Clifford Road, the home enjoys close proximity to Monken Hadley Common and High Barnet's vibrant town centre and transport links from its Northern Line Underground Station.

The area is served by several highly regarded schools, including Monken Hadley CofE, Cromer Road Primary, Queen Elizabeth's Girls' Secondary, the new Ark Pioneer Academy, and the prestigious Queen Elizabeth's Boys' Grammar School.

- **LUXURIOUS CONTEMPORARY PROPERTY**
- **TWO BEDROOMS**
- **RECEPTION ROOM**
- **MODERN FITTED KITCHEN**
- **UTILITY ROOM**
- **GUEST WC**
- **BEDROOM LARGE ENOUGH TO DIVIDE TO FORM THIRD BEDROOM**
- **FOUR PIECE BATHROOM**
- **69ft GARDEN**
- **STORAGE GARAGE**



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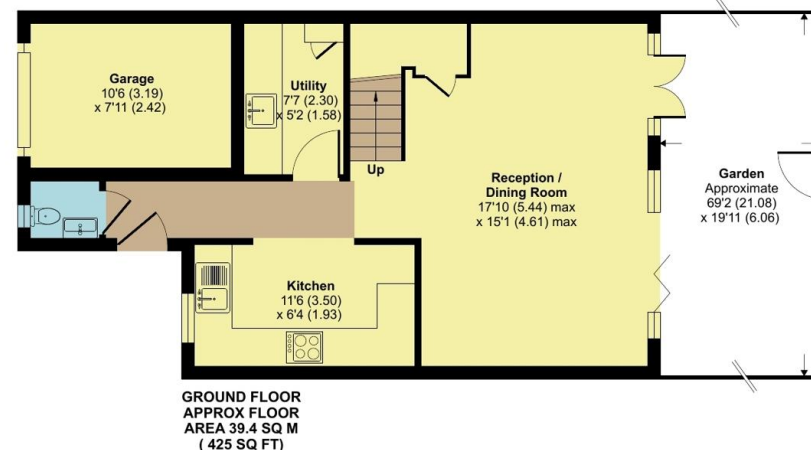
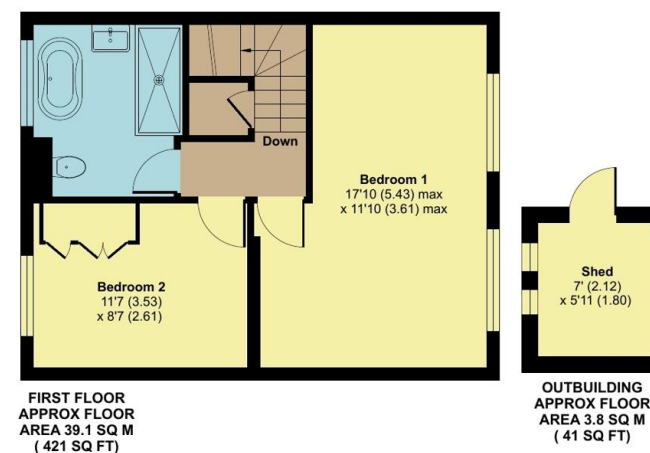
Approximate Area = 846 sq ft / 78.5 sq m

Garage = 79 sq ft / 7.3 sq m

Outbuilding = 41 sq ft / 3.8 sq m

Total = 966 sq ft / 89.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Hunters Property Group. REF: 1303708











Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Reference: BRN250194