



**Holyrood Road, New Barnet, Barnet, EN5**

**Asking Price: £795,000**

*Freehold*

# Holyrood Road, New Barnet, Barnet, EN5

This charming four-bedroom semi-detached family home is situated in a highly sought-after residential location and boasts a delightful 120ft rear garden.

The light-filled and spacious accommodation is arranged over three floors and includes a bay-fronted reception room featuring an attractive fireplace, which flows into the dining room via interconnecting double doors—offering the option to create an open-plan space or separate rooms as desired. A separate extended kitchen/breakfast room and a guest WC complete the ground floor. Both the kitchen and dining room provide access to the beautifully maintained, mature rear garden, which includes a detached garage with power and lighting.

On the first floor, there are three well-proportioned bedrooms, a family bathroom, and a separate WC. The top floor hosts an additional double bedroom with far-reaching views over the surrounding area.

Located in a desirable neighbourhood, the property is conveniently positioned for Oakleigh Park mainline station, offering direct services to London's Moorgate and King's Cross. Excellent local schools are nearby, including Danegrove Primary, St Mary's C of E Primary, and East Barnet Secondary. The home is also within easy reach of East Barnet Village, with its array of shops and the open green spaces of Oak Hill Park.

- **SEMI DETACHED FAMILY HOUSE**
- **FOUR BEDROOMS**
- **RECEPTION ROOM**
- **DINING ROOM**
- **KITCHEN BREAKFAST ROOM**
- **GROUND FLOOR WC**
- **BATHROOM & SEPARATE WC**
- **120ft GARDEN**
- **GARAGE**

## Holyrood Road, New Barnet, Barnet, EN5

Approximate Area = 1273 sq ft / 118.2 sq m  
Limited Use Area(s) = 87 sq ft / 8 sq m  
Garage = 190 sq ft / 17.6 sq m  
Total = 1550 sq ft / 144 sq m

For identification only - Not to scale

Denotes restricted  
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E	46 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: BRN250233**