



Bedford Avenue, Barnet, EN5

Asking Price: £875,000
Freehold

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A Contemporary finished five bedroom family house well placed for barnet Town Centre.

Accommodation comprises, five bedrooms, including three en-suites and two walk-in wardrobes. The expansive kitchen/family "super room" serves as the heart of the home, complemented by a TV room, separate reception room, and guest cloakroom.

The property sits within the catchment of some of the UK's most highly regarded schools, including Christchurch Primary, QE Boys' Grammar, QE Girls', and the Ark Pioneer Academy — making it an ideal home for families.

Positioned on the edge of the Greenbelt, it enjoys close proximity to Hadley Woods and the Totteridge section of the London Loop, offering scenic walking and cycling routes. The local area is dotted with charming country pubs and restaurants, with further shopping and leisure amenities available in nearby Cockfosters and High Barnet. High Barnet is a vibrant, family-friendly neighbourhood known for its boutique coffee shops, Gail's Bakery, and The Spires shopping centre — home to Waitrose, H&M, Anytime Fitness, and a bustling Saturday food market.

With the London Underground just a short walk away, residents can reach King's Cross in just 25 minutes — ideal for commuting or enjoying the city's nightlife and cultural attractions.

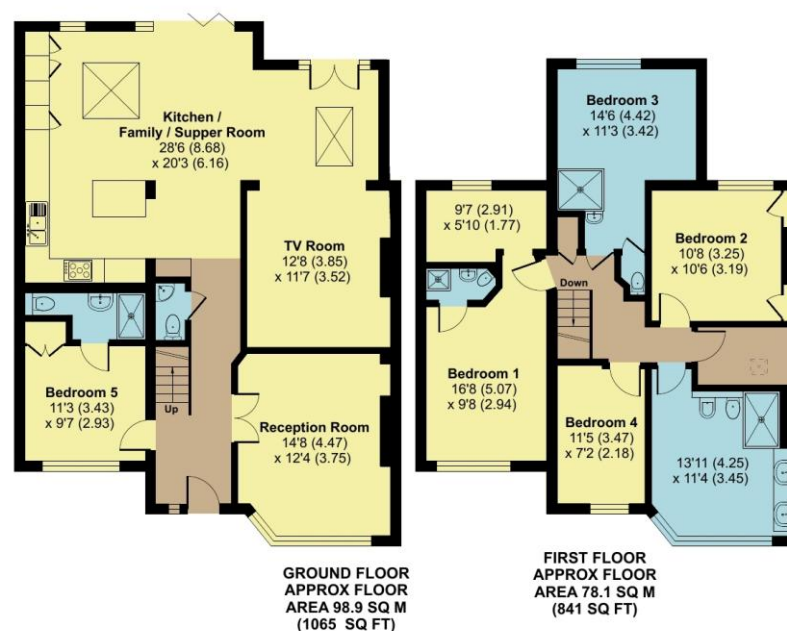
- **CONTEMPORARY FAMILY HOUSE**
- **FIVE BEDROOMS**
- **THREE EN-SUITE**
- **TWO WALK IN WARDROBES**
- **FAMILY BATHROOM**
- **KITCHEN FAMILY SUPER ROOM**
- **RECEPTION ROOM**
- **TV ROOM**



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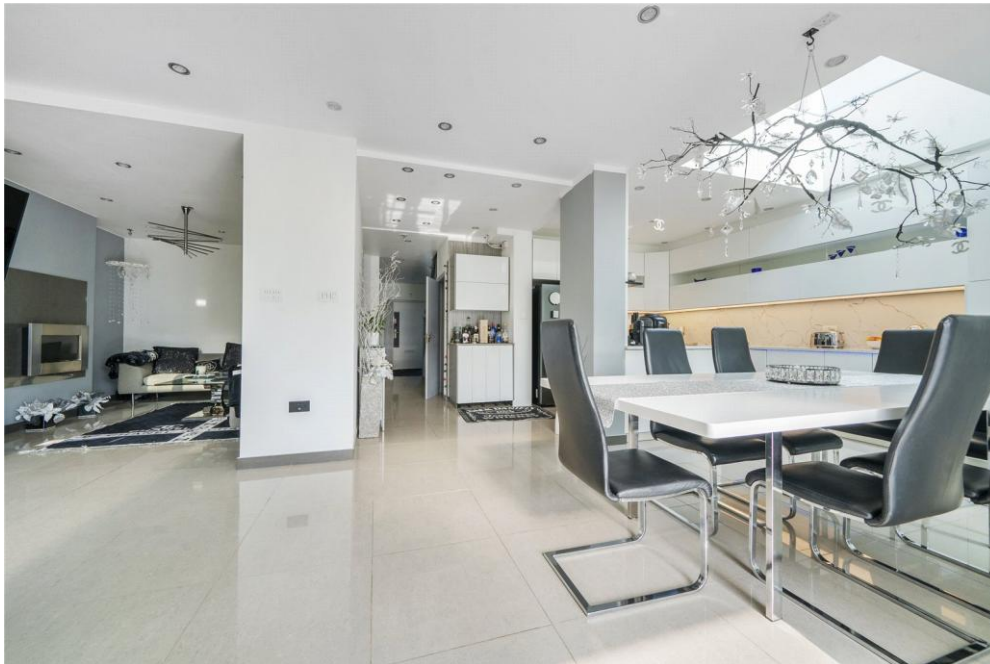
Approximate Area = 1906 sq ft / 177 sq m

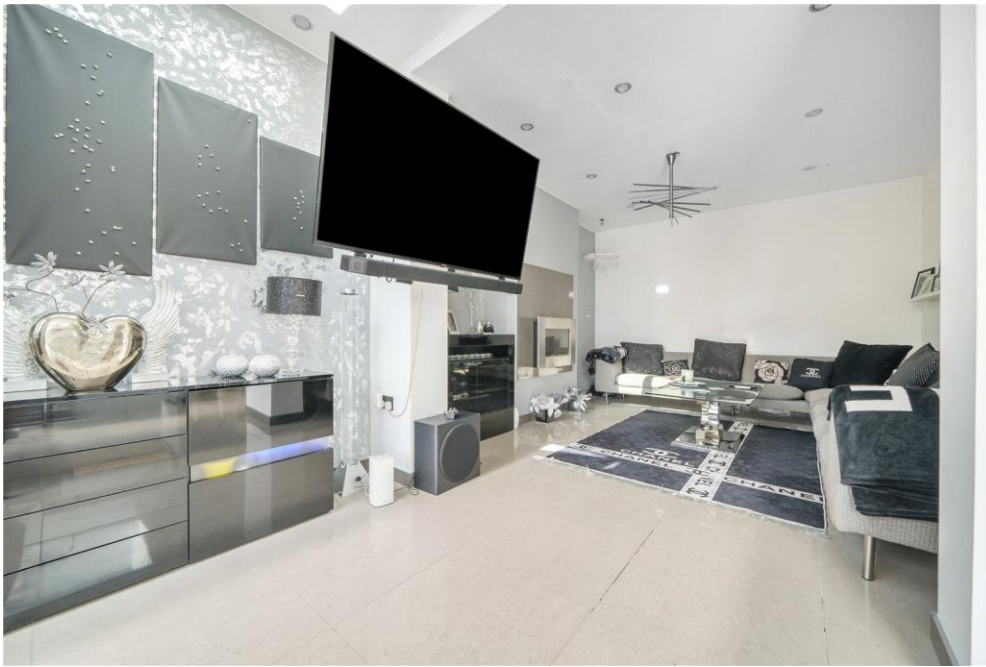
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Hunters - Barnet & Whetstone. REF:1314667











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

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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: BRN250243