



Sphinx Way, Barnet, EN5

Offers in excess of: £700,000
Freehold

Newly Extended Three Bedroom, Two-Bathroom Family Home

Beautifully extended to create a spacious top floor master suite, this modern three-bedroom family home is offered with the freehold title and is located within the sought after Brook Valley Gardens development, conveniently positioned near Barnet town centre.

The property opens into a generous entrance hall with a guest WC and ample storage space. To the rear, a bright and comfortable lounge provides direct access to the garden, while the front of the home features a fully fitted kitchen breakfast room.

The first floor offers two well proportioned double bedrooms, a contemporary family bathroom, and stairs leading to the newly converted top floor, which now boasts a stunning master bedroom complete with an en-suite shower room.

Externally, the home benefits from a private, lawned rear garden and off street parking to the front, with electric vehicle charging point. Additional features include, air conditioning, solar panels with battery storage, uPVC double glazing, and gas central heating, contributing to a strong EPC rating of A.

Ideally located close to High Street shops, cafés, and restaurants, the property is within easy reach of The Spires shopping precinct home to Waitrose and H&M and just moments from High Barnet Underground Station (Northern Line, Zone 5).

Families will appreciate the excellent selection of nearby schools, including St Catherine's RC Primary, Whiting's Hill Primary, Queen Elizabeth's Boys Grammar, Queen Elizabeth's Girls' School, Ark Pioneer Academy, and Totteridge Academy.

- **EXTENDED FAMILY HOUSE**
- **THREE BEDROOMS**
- **BATHROOM & EN-SUITE**
- **RECEPTION ROOM**
- **FITTED KITCHEN**
- **GROUND FLOOR WC**
- **GARDEN**
- **OFF STREET PARKING WITH EV CHARGER**
- **SOLAR PANELS WITH BATTERY STORAGE**
- **AIR CONDITIONED**
- **A- RATED EPC**

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Approximate Area = 1269 sq ft / 117.8 sq m
Limited Use Area(s) = 121 sq ft / 11.2 sq m
Outbuilding = 59 sq ft / 5.4 sq m
Total = 1449 sq ft / 134.6 sq m

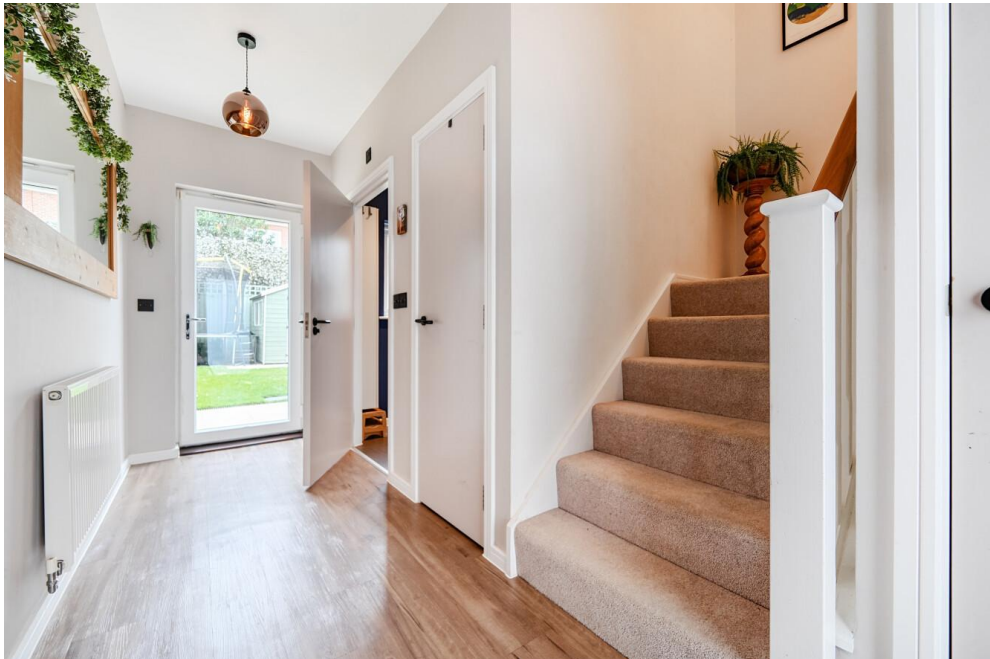
For identification only - Not to scale

Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025.
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Score	Energy rating	Current	Potential
92+	A	92 A	92 A
81-91	B		
69-80	C		
55-68	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: BRN250325