



Shaftesbury Avenue, New Barnet, Barnet, EN5

Asking Price: £825,000

Freehold

Attractive Four-Bedroom Family Home

This charming and spacious family home offers beautifully presented accommodation arranged over three floors, complemented by a stunning 70ft landscaped rear garden with a garden room/art studio and off-street parking to the front.

A canopied entrance opens into an extended hallway leading to a welcoming front-aspect lounge featuring a character fireplace and exposed wooden floorboards. The extended kitchen is fitted with Quartz worktops with a breakfast bar, and twin skylights that fill the space with natural light from its westerly aspect. Adjacent to the kitchen is a versatile TV room or study, creating an ideal open-plan family living area.

The first floor comprises three generous double bedrooms and a stylish four-piece family bathroom. The principal bedroom occupies the top floor, featuring a distinctive round window to the side, two dormer windows overlooking the rear garden, and an en-suite shower room.

Perfectly positioned for family life, the property is located within moments of Cromer Road Primary School, together with local nurseries and highly regarded secondary schools including East Barnet School, Queen Elizabeth's Girls' School, Ark Pioneer Academy and Queen Elizabeth's Boys School.

A variety of nearby amenities include Sainsbury's supermarket, New Barnet's leisure centre, and the Everyman Cinema. Excellent transport links are close at hand, with New Barnet Mainline Station providing direct services to London King's Cross and Moorgate, while High Barnet Underground Station (Northern Line) offers further direct access to Central London

- **ATTRACTIVE FAMILY HOUSE**
- **FOUR DOUBLE BEDROOMS**
- **EXTENDED KITCHEN BREAKFAST ROOM**
- **LOUNGE**
- **TV ROOM/STUDY**
- **GROUND FLOOR WC**
- **FOUR PIECE FAMILY BATHROOM**
- **EN-SUITE SHOWER**
- **70ft WEST FACING GARDEN**
- **OFF STREET PARKING.**

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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Reference: BRN250331