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**Cavendish Road**  
**Barnet**



# Heron Croft, Cavendish Road Barnet, EN5 4ED

£895,000

Situated on this sought after residential road a 2 double bedroom detached bungalow.

The property offers bright and spacious accommodation throughout and comprises a welcoming entrance hall, a large double aspect reception room, a generous kitchen/breakfast room, a conservatory, 2 double bedrooms, a family bathroom and an additional guest w.c.

Externally there is a wonderful west facing rear garden with sun terrace and access to the detached garage, a pretty front garden and driveway parking for several cars.

This property offers plenty of potential for extending subject to the relevant planning consent.

Location; Within easy reach of Queen Elizabeth's Boys School, Barnet General Hospital and conveniently for High Barnet Tube and the many shops and restaurants that are situated on the High Street.



















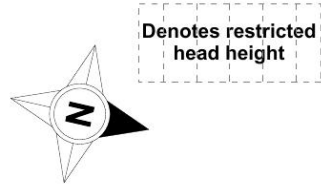




# Heron Croft, Cavendish Road, Barnet, EN5


Approximate Area = 1111 sq ft / 103.2 sq m  
 Garage = 153 sq ft / 14.2 sq m  
 Total = 1264 sq ft / 117.4 sq m  
 For identification only - Not to scale

Local Authority: Barnet  
 Council Tax band: F  
 Tenure: Freehold



GROUND FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2025. Produced for Statons. REF: 1254612

| Energy Efficiency Rating                    |   | Current                 | Potential   |
|---|---|-------------------------|---|
| Very energy efficient - lower running costs |   |                         |   |
| (92+)                                       | A |                         |   |
| (81-91)                                     | B |                         | 83  |
| (69-80)                                     | C | 69                      |   |
| (55-68)                                     | D |                         |   |
| (39-54)                                     | E |                         |   |
| (21-38)                                     | F |                         |   |
| (1-20)                                      | G |                         |   |
| Not energy efficient - higher running costs |   |                         |   |
| England, Scotland & Wales                   |   | EU Directive 2002/91/EC |  |

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## STATONS BARNET

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