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Normandy Avenue
High Barnet



Normandy Avenue, High Barnet, EN5 2JA £1,295,000

Situated on this sought after residential road, a stunning 5/6 bedroom, semi detached, period family home. The property has been thoughtfully extended and offers bright and spacious accommodation throughout. Comprising a welcoming entrance hall, a front reception room with bay window, a wonderful open plan second reception with steps down into a fabulous kitchen with dining area and doors to the garden, a study/tv room with built in cupboards, a ground floor bathroom/utility room and a guest w.c.

On the first floor the landing leads to 4 generous bedrooms and a stylish shower room.

The top floor has a further double bedroom with built in wardrobes and a 6th bedroom/office room

Externally there is a well tended rear garden of approx 68' with side access and patio, garage and driveway.

Situated in this enviable location within walking distance to the 'The Spires' with its large selection of shops, restaurants, boutiques and coffee shops and just a few minutes walk from High Barnet tube station (Northern Line) for access into London. New Barnet over ground station is also close. Buses also provide access to neighbouring areas. Barnet also boasts an Everyman Cinema and has many renowned highly regarded schools such as Foulds, Christchurch and Queen Elizabeths Girls and Boys senior schools.

























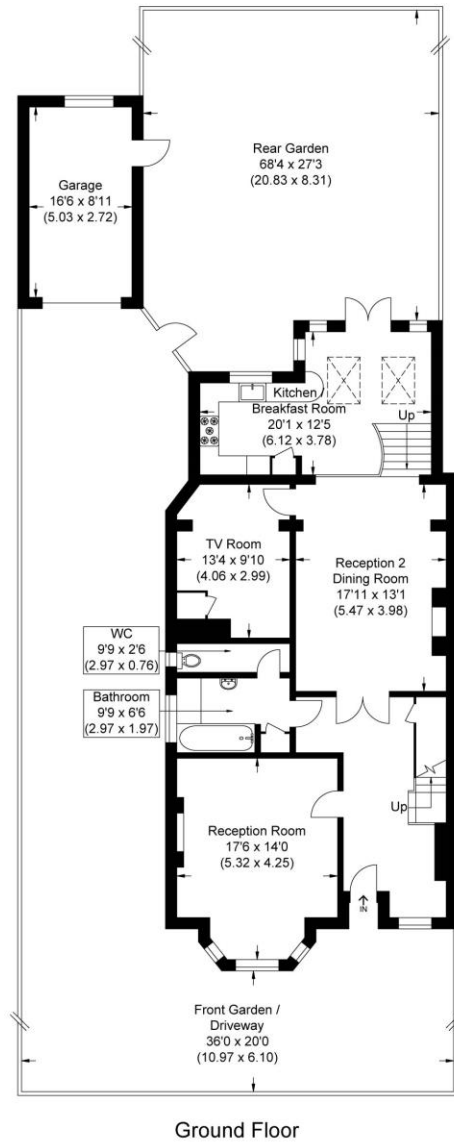




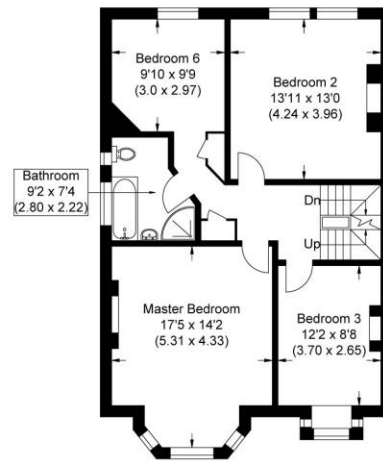


Approximate Gross Internal Area
 209.50 sq m / 2255.03 sq ft
 (Excludes Garage & Restricted Head Height)
 Garage Area : 13.68 sq m / 147.25 sq ft

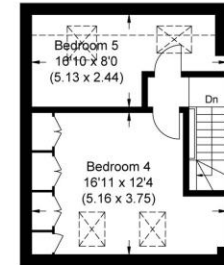
Local Authority: Barnet
 Council Tax band: G
 Tenure: Freehold



Ground Floor



First Floor



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D		
(29-54)	E	47	
(21-28)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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