



FRIARS AVENUE,  
London, N20 0XE



# 27 Friars Avenue

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This beautifully presented five-bedroom family home has just come to the market to provide the perfect layout for family living and working life. This charming, presented semi-detached house set on a desirable tree lined cul-de-sac close to excellent schools.

As you enter the property, you are greeted with natural light and feeling of space. To the right you enter into the lounge area. To the left you have the 2nd reception room. To the back you have the kitchen/dining room utility room and guest cloakroom.

Upstairs to the first floor there are three double bedrooms with one en-suite and a family bathroom. All bedrooms have built in wardrobes.

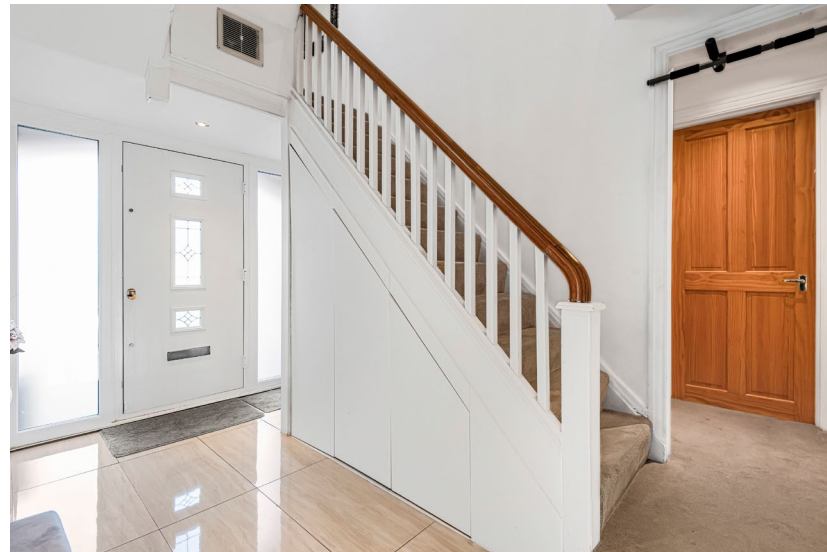
Onto the 2nd floor you have an additional 2 double bedrooms and a family bathroom.

To the rear, we have a beautiful large garden which includes a outer house with a spacious lounge area/kitchen and a bathroom.

To the front there is a blocked paved driveway providing parking for 2/3 cars which leads to side access to the rear garden.

Friars Avenue is a sought-after quiet cul-de-sac located just off Friern Barnet Lane, it is a highly desirable location popular with families due to the excellent schools and amenities in the area, including Friary Park and North Middlesex Golf Course.

The local schools in the area include the Wren Academy, Sacred Heart, All Saints and Alma all of which are located nearby.



Local Authority: Barnet  
Tax Band: G  
Tenure: Freehold







































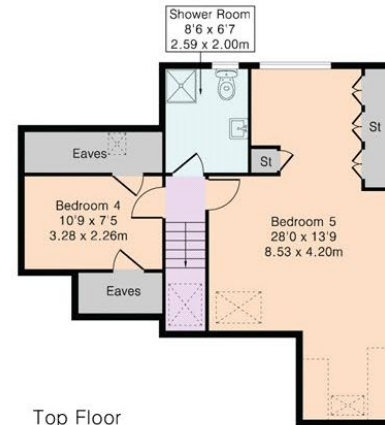
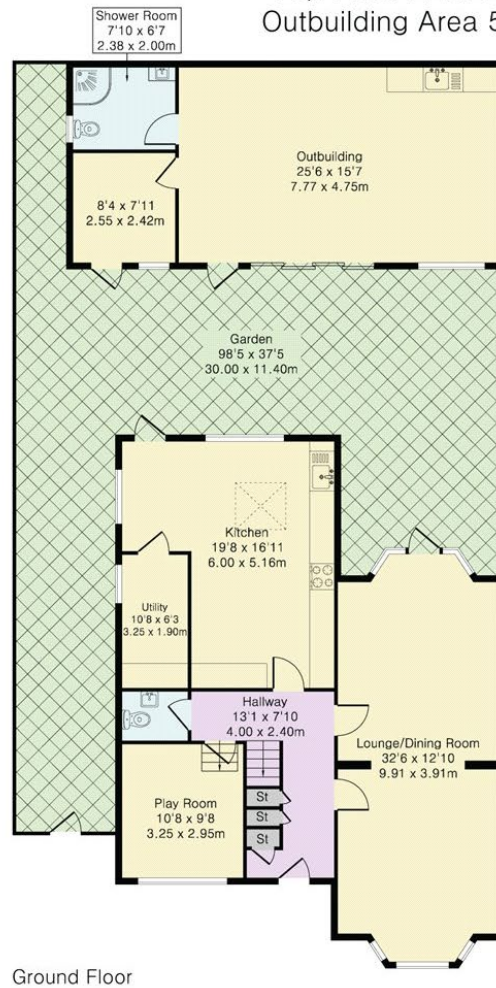
## Approximate Gross Internal Area 2814 sq ft - 261 sq m

Ground Floor Area 970 sq ft – 90 sq m

First Floor Area 801 sq ft – 74 sq m

Top Floor Area 514 sq ft – 48 sq m

Outbuilding Area 529 sq ft – 49 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		75	84
England, Scotland & Wales		EU Directive 2002/91/EC	



DISCLAIMER: In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate. All dimensions include wardrobe spaces where applicable.



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