

STATONS

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Woodfall Avenue
Barnet





Woodfall Avenue, Barnet, EN5 2EZ £875,000

We are delighted to offer for sale this beautifully presented 4 bedroom semi detached family home. The property has been thoughtfully extended and offers bright and spacious, well planned accommodation throughout. Comprising a welcoming entrance hall, guest w.c, a large double length interconnecting reception room, a modern fitted kitchen leading through to a large open plan family/dining room with access to the garden and a study/gym. On the first floor are 3 good size bedrooms, a family bathroom. Spanning the top floor is a wonderful principal bedroom with eaves storage and an en suite shower room. Externally there is a well maintained, south facing rear garden with decked sun terrace and garden shed. There is also a paved frontage providing driveway parking.

Situated in this enviable location within walking distance to the High Street with its large selection of shops, restaurants, boutiques and coffee shops. Within easy reach is High Barnet tube station (Northern Line) for access into London, New Barnet over ground station is also close and there are regular buses providing access to neighbouring areas. Barnet has many renowned highly regarded schools such as Foulds, Christchurch, Queen Elizabeths Girls and Queen Elizabeths school for boys.





























Woodfall Avenue, Barnet, EN5

Approximate Area = 1664 sq ft / 154.5 sq m

Limited Use Area(s) = 74 sq ft / 6.8 sq m

Outbuildings = 106 sq ft / 9.8 sq m

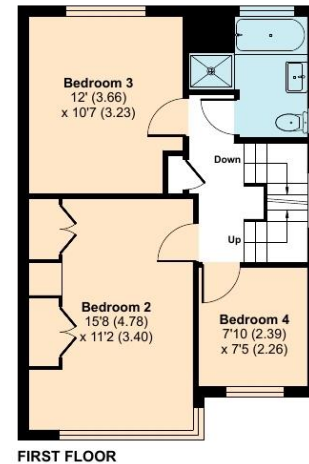
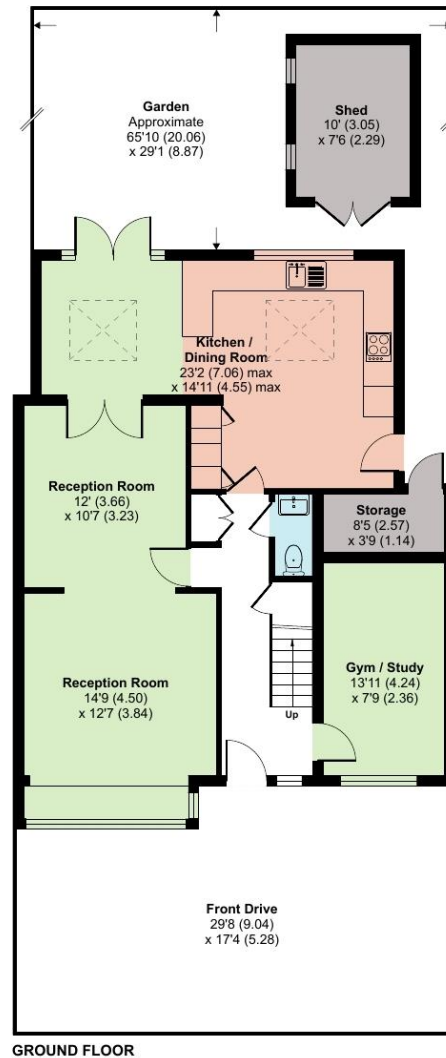
Total = 1844 sq ft / 171.1 sq m

For identification only - Not to scale


Local Authority: Barnet

Council Tax band: F

Tenure: Freehold



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Statons. REF: 1141499

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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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