



Milton Avenue  
Barnet, Herts, EN5 2EY



**\*\*\* CHAIN FREE \*\*\*** Situated on this popular residential road an extended 3 bedroom family home. This delightful property offers a perfect blend of traditional charm and modern comfort. The interior is bright and spacious, providing a welcoming atmosphere throughout. The accommodation comprises a cosy living room, a well-equipped kitchen/family room with a grey granite topped central island, three bedrooms, and a family bathroom. Additional benefits include a private garden with pizza oven, perfect for outdoor relaxation or entertaining guests.

Situated within easy reach of High Barnet tube station (Northern Line) for access into London, the High Street and The Spires shopping centre. 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.

Council Tax Band: E

Local Authority: London Borough of Barnet

Tenure: Freehold







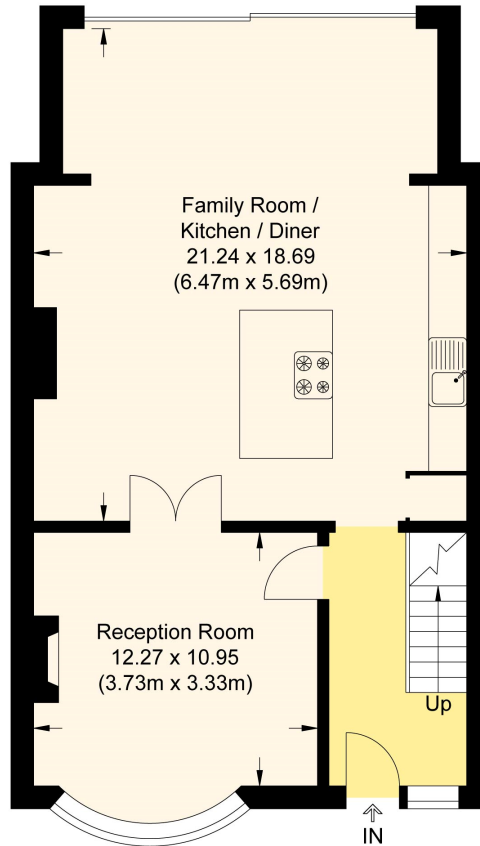




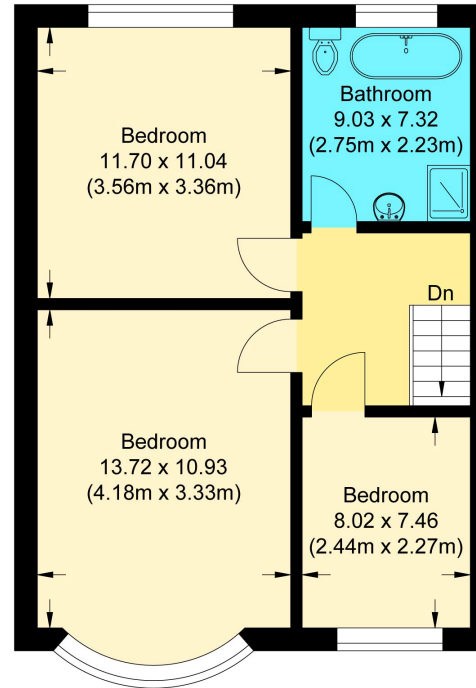








**Ground Floor**



**First Floor**

## Milton Avenue

Approximate Gross Internal Floor Area : 101.60 sq m / 1093.61 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		<b>88</b>
(69-80)	<b>C</b>	<b>74</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			
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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