



Elmbank Avenue
Barnet, EN5 3DS



*** CHAIN FREE *** This stunning four bedroom semi detached house arranged over three floors has been extended and completely refurbished, boasting a contemporary design and exceptional features throughout. This stylish and modern home offers a bright and airy living space, has underfloor heating on the ground floor and is designed to enhance comfort and convenience.

This home has been thoughtfully designed to maximise natural light, creating a warm and welcoming atmosphere. You enter into a bright hallway with double doors to a beautiful kitchen/family room with concealed lighting, Bosch appliances and a wonderful central island, providing a perfect setting for relaxation and entertainment with bi folding doors to the rear garden, a ground floor guest w.c, four bedrooms, a stylish family bathroom and a contemporary en suite bathroom.

Externally there is a fabulous low maintenance rear garden offering various seating areas, external lighting and side access. There is also a great studio with heating and a separate store room. The block paved frontage offers driveway parking and a car charging point.

Located in the leafy Arkley/ Barnet area, it's just a 30-minute jaunt to Central London by rail, and a few minutes' drive to High Barnet tube station, yet the area benefits from a slower pace of life. It's a place to wander to the local pub and feel involved in local community, while still enjoying the access that being so close to the London Underground allows. The area offers excellent schools and an inspired mix of retail, with the rolling hills of Hertfordshire on one side and the bright lights of London on the other.





















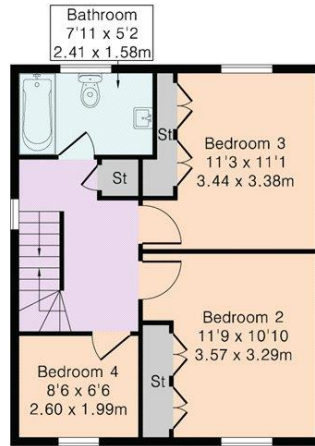
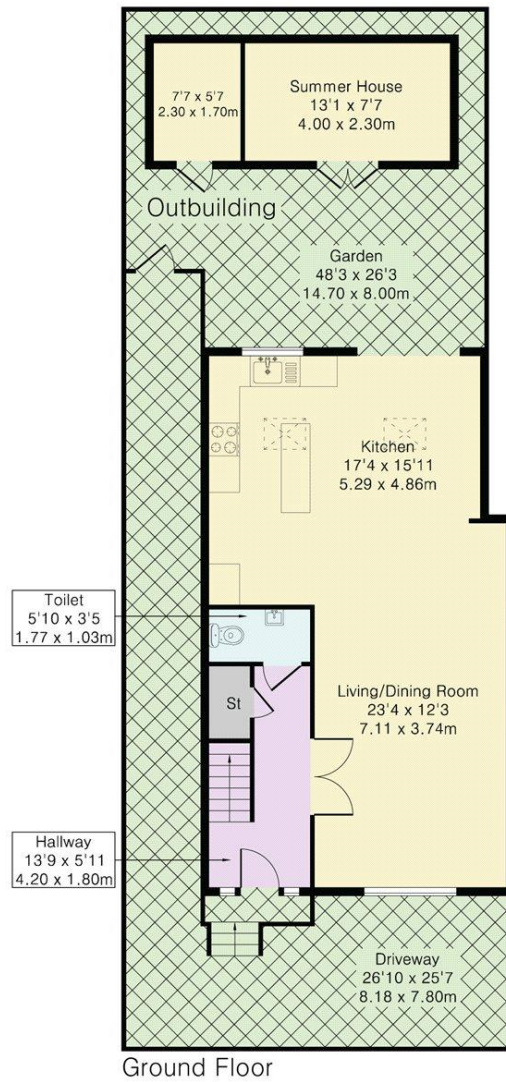




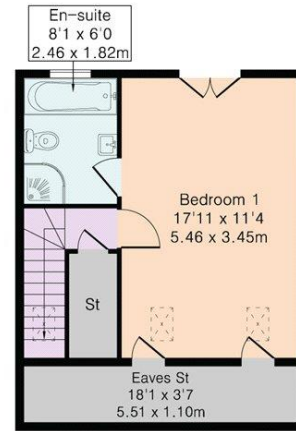


Approximate Gross Internal Area 1668 sq ft - 155 sq m

Ground Floor Area 645 sq ft – 60 sq m
 First Floor Area 440 sq ft – 41 sq m
 Second Floor Area 440 sq ft – 41 sq m
 Outbuilding Area 143 sq ft – 13 sq m



First Floor



Second Floor



Local Authority: Barnet
 Council Tax Band: E
 Tenure: Freehold



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(95+)	A		
(81-91)	B		
(69-80)	C	77	84
(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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