



Fitzjohn Avenue
Barnet, EN5 2HP



➤ £1,200,000

A beautifully modern and architecturally designed four bedroom semi-detached house located in the heart of the rural green suburbs of North London. The property boasts many modern technically advanced features throughout such as underfloor heating, app-controlled air conditioning, mechanical ventilation heat recovery (MVHR) systems, million colour mood lighting and ultrafast 1GB door to door fibre broadband.

Natural light illumination sits at the heart of the bespoke design with a network of large windows and skylights located throughout the property. These allow for natural light transmission to all parts, making use of artificial light during the day unnecessary regardless of weather conditions outside.

A beautiful open plan kitchen, dining and connected family room have stunning panoramic views of the garden giving an indoor sense of nature and serenity. A gas cooker as well as modern fitted appliances in the kitchen allow for the creation of delicious family meals making this room a focal point of the house.

Four generous size bedrooms located on the ground and first floors, have a combination of walk-in wardrobes and custom fitted joinery to allow for ample storage and organisation. A grand reception room located on the front side of the house has a fitted pine bookshelf complete with slide ladder and four metre high ceiling. Two large bathrooms serve bedrooms on the ground and first floors and are finished with modern tiling, baths and separate walk-in showers.

A combination of engineered wood floors and European tiles throughout the house are both aesthetically pleasing to the eye and also significantly reduce dust exposure. The property is built with a modern thermal layer system and finished in a silicate based render allowing for high performance insulation.

A beautifully landscaped 22+ metre long garden complete with custom designed patio area make the property idyllic in summer and the many miles of surrounding parklands satisfy additional outdoor pursuits. Thanks to the property's orientation, sunlight is maximised from morning until night meaning beautiful sunrises followed by golden sunsets daily.

Situated in this enviable location within easy reach of 'The Spires' with its large selection of shops, restaurants, boutiques and coffee shops and walking distance to the High Street and High Barnet tube station (Northern Line) for access into London. New Barnet over ground station is also close by and good bus routes provide access to neighbouring areas. Barnet also boasts an Everyman Cinema and has many renowned highly regarded schools such as Queen Elizabeth's Girls and Boys senior schools

















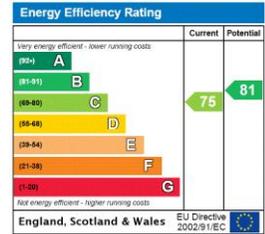
Ground Floor



First Floor

Total floor area 158.8 sq.m. (1,709 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by www.focalagent.com



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

