



Normandy Avenue  
Barnet, Herts, EN5 2HS



# Normandy Avenue

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NO ONWARD CHAIN. This fabulous bungalow offers circa 1600 sq ft of versatile accommodation and offers huge scope to extend subject to planning permission.

The accommodation comprises welcoming reception hallway, spacious reception room, kitchen, wonderful garden room, utility, three bedrooms, shower room and guest cloakroom. The well maintained rear garden is approx 72' in length and is mainly laid to lawn, garden shed. The frontage provides ample off street parking and allows access to the garage.

Situated in this enviable location within walking distance to the 'The Spires' with its large selection of shops, restaurants, boutiques and coffee shops and just a few minutes walk from High Barnet tube station (Northern Line) for access into London. New Barnet over ground station is also close. Buses also provide access to neighbouring areas. Barnet also boasts an Everyman Cinema and has many renowned highly regarded schools such as Foulds, Christchurch and Queen Elizabeths Girls and Boys senior schools.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Council Tax - F

Local Authority: London Borough of Barnet

Tenure: Freehold

















Approximate Gross Internal Area 1594 sq ft - 148 sq m



Ground Floor



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.



**STATONS  
BARNET**

1 Hadley Parade, High Street, Barnet, Herts, EN5 5SX

Tel: 020 8449 3383

Email: [barnet@statons.com](mailto:barnet@statons.com)

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[www.statons.com](http://www.statons.com)