

Holyrood Road  
New Barnet, Hertfordshire, EN5 1DQ  
Price £985,000 Freehold

**STATONS**

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Bedrooms 4 | Bathrooms 2 | Receptions 2





21 Holyrood Road  
New Barnet, Hertfordshire  
EN5 1DQ



\*\*\* CHAIN FREE \*\*\* We are pleased to offer a spacious 4 bedroom semi detached family home in this sought after road, which is ideally located for the commuter with Oakleigh Park station a short walk away. This 1930's build offers bright, well planned accommodation throughout and comprises a welcoming oak floored entrance hall leading on to a large reception room with glass patio doors to the garden beyond, a second reception room is at the front of the house, there is also a large open plan kitchen/dining room with door to the garden, a guest w.c and access to the garage. On the first floor there are 4 generous bedrooms, a modern recently refitted family bathroom and a stylish contemporary en suite shower room. Externally there is a wonderful mature south facing rear garden of approx 142' ft in length, an attached triple length garage and ample off street parking.

The property offers plenty of potential to extend subject to the relevant planning permissions.

The area benefits from several outstanding local schools, both primary and secondary. Nearby Whetstone offers a wealth of dining and shopping opportunities with many independent boutiques.

For more properties for sale in Barnet please call our [Barnet Estate Agents](#) on 0208 449 3383 .



## Holyrod Road, Barnet, EN5

APPROX. GROSS INTERNAL FLOOR AREA 1656 SQ FT 153.8 SQ METRES  
GARAGE APPROX. GROSS INTERNAL FLOOR AREA 435 SQ FT 40.4 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
84	54	80	44

England & Wales EU Directive 2002/91/EC



### Features Include

- Large Open Plan Kitchen/Dining Room
- South Facing Rear Garden
- Guest WC
- Off Street Parking
- Triple Garage

#### 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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