

STATONS

www.statons.com

Fitzjohn Avenue
High Barnet



Fitzjohn Avenue, High Barnet, EN5 2HR £1,245,000

*** CHAIN FREE *** Welcome to this charming detached 4-bedroom house located on a sought-after residential road. This property has been thoughtfully extended and boasts a bright and inviting atmosphere, perfect for a growing family. The modern and stylish design creates a homely feel throughout the spacious living areas and the large modern kitchen/dining room with separate utility room. There are 4 well appointed bedrooms with built in wardrobes, a contemporary family bathroom and luxurious shower room.

The well-maintained east facing rear garden of approx 93' provides a tranquil outdoor space, ideal for relaxation or entertaining guests. Convenience is key with a carriage driveway, ensuring easy parking for residents and visitors alike. The property is well lit, creating a warm and welcoming ambiance. This delightful home is perfect for those seeking a comfortable and contemporary living space in a desirable location.

Situated in this enviable location close to Old Courthouse Gardens and within walking distance to the 'The Spires' with its large selection of shops, restaurants, boutiques and coffee shops. It is also just a few minutes walk from High Barnet tube station (Northern Line) for access into London. New Barnet over ground station is also close by, and Buses 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.













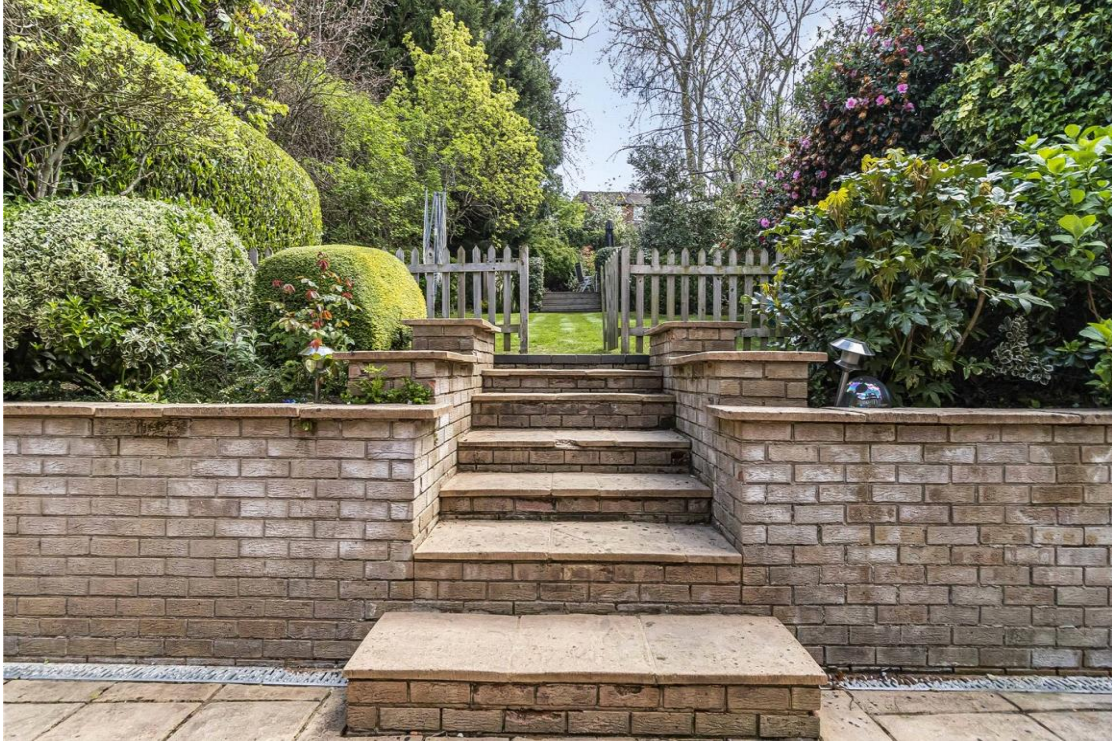












Fitzjohn Avenue, EN5

Approximate Area = 1784 sq ft / 165.7 sq m

Limited Use Area(s) = 92 sq ft / 8.6 sq m

Total = 1876 sq ft / 174.3 sq m

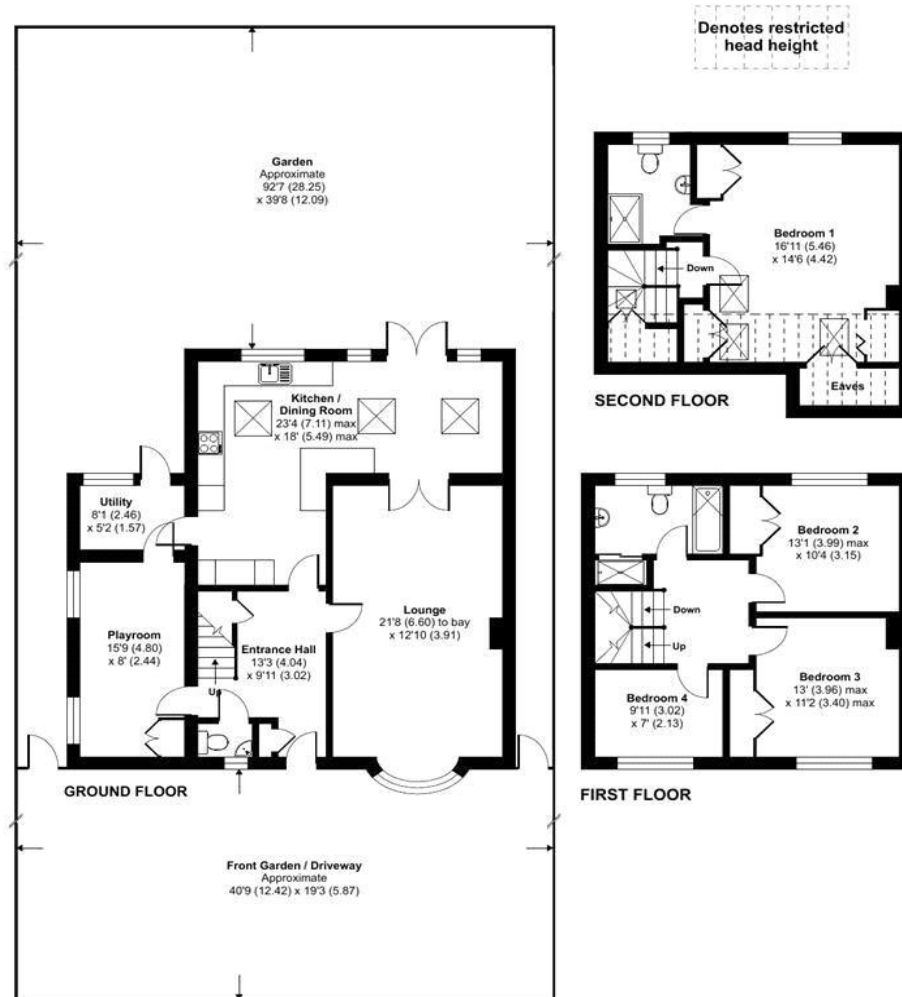
For identification only - Not to scale



Local Authority: Barnet

Council Tax band: G

Tenure: Freehold



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 73 C |
| 55-68 | D | 69 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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

www.statons.com

STATONS BARNET

1 HADLEY PARADE
HIGH STREET
BARNET
HERTS
EN5 5SX
020 8449 3383
barnet@statons.com

