

Woodville Road
Barnet, Hertfordshire, EN5 5NS
Price £1,350,000 Freehold

STATONS

Tel: 020 8449 3383
Email: barnet@statons.com
Bedrooms 5 | Bathrooms 2 | Receptions 3





136 Woodville Road
Barnet, Hertfordshire
EN5 5NS



Situated in this popular location, we are delighted to offer this beautifully presented 5 bedroom Edwardian family home. This stunning characterful residence retains many original period features and offers bright and spacious, well planned living and entertaining accommodation, arranged over three levels. Comprising a welcoming entrance hall with Terrazzo tiled floor, guest w.c, large reception room with feature fireplace, tv room/snug, dining room with fireplace and french doors onto the rear garden and a stunning recently refitted kitchen/breakfast with quartz worktops, Aga cooker and glass doors to rear garden. On the first floor there are 4 generous double bedrooms, with fitted wardrobes and original fireplaces and a luxurious family bathroom with walk in shower and freestanding bath. Spanning the top floor is a fabulous master bedroom suite with dressing room and a contemporary en suite bathroom with walk in shower. Externally there is a mature south facing rear garden with sun terrace and a further gravelled seating area at the rear, side gated access and the driveway at the front provides off street parking for 2 cars.

Ideally located for the commuter, with both High Barnet underground station (Northern Line) and New Barnet mainline stations within easy reach. The area is also served by numerous bus routes. Hadley Common, Hadley Woods and The Spires shopping centre is close with its many shopping and recreational amenities is also nearby. The area has many well regarded schools both private and state.

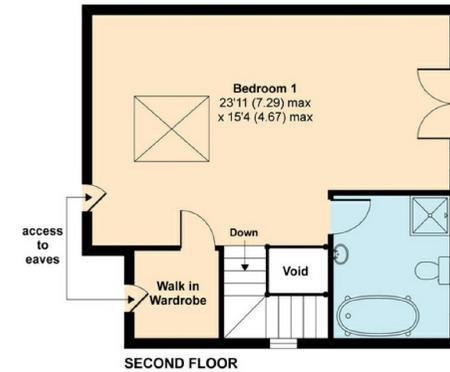
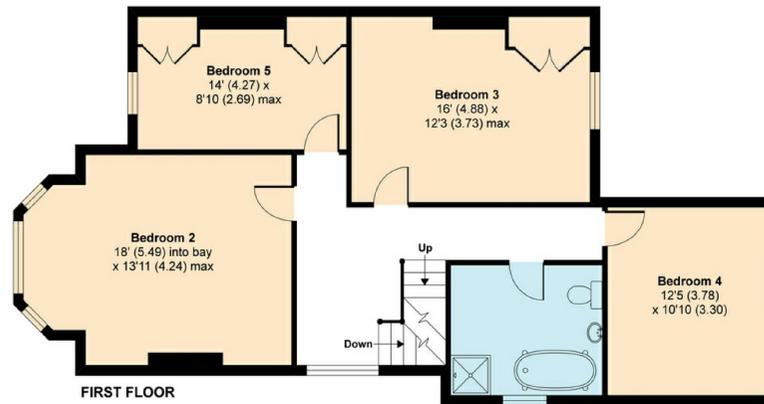
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Woodville Road, Barnet, EN5

Approximate Area = 2397 sq ft / 222.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©richecom 2020. Produced for Statons. REF: 655699



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Best energy efficient - lower running costs	Current	Potential	Best environmentally friendly - lower CO ₂ emissions	Current	Potential
A			A		
B			B		
C			C		
D			D		
E			E		
F			F		
G			G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

Energy Efficiency Rating: 49 (Current), 80 (Potential)
 Environmental Impact (CO₂) Rating: 77 (Current), 42 (Potential)

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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