

Wyburn Avenue  
Barnet, Hertfordshire, EN5 5TG  
Price £950,000 Freehold

**STATONS**

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Bedrooms 4 | Bathrooms 2 | Receptions 2







15 Wyburn Avenue  
Barnet, Hertfordshire  
EN5 5TG



An exceptionally spacious 4 bedroom semi detached family home situated on a popular and sought after road in Barnet. It is within walking distance of High Barnet town centre, Hadley Green, local schools and transport facilities including the Northern Line underground. The property boast over 1800 sq ft with a spacious reception room, a formal dining room an extended kitchen/diner leading to the beautifully landscaped garden, the downstairs is completed with an inviting entrance and a cloakroom. Upstairs are 3 double bedrooms, a study and two bathrooms. It has been extended adding the benefit of a bedroom with an ensuit. The mature garden is private and peaceful. on the right hand side of the property is a side access round to the garden and there is also a garage for storage.

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





## Wyburn Avenue, Barnet

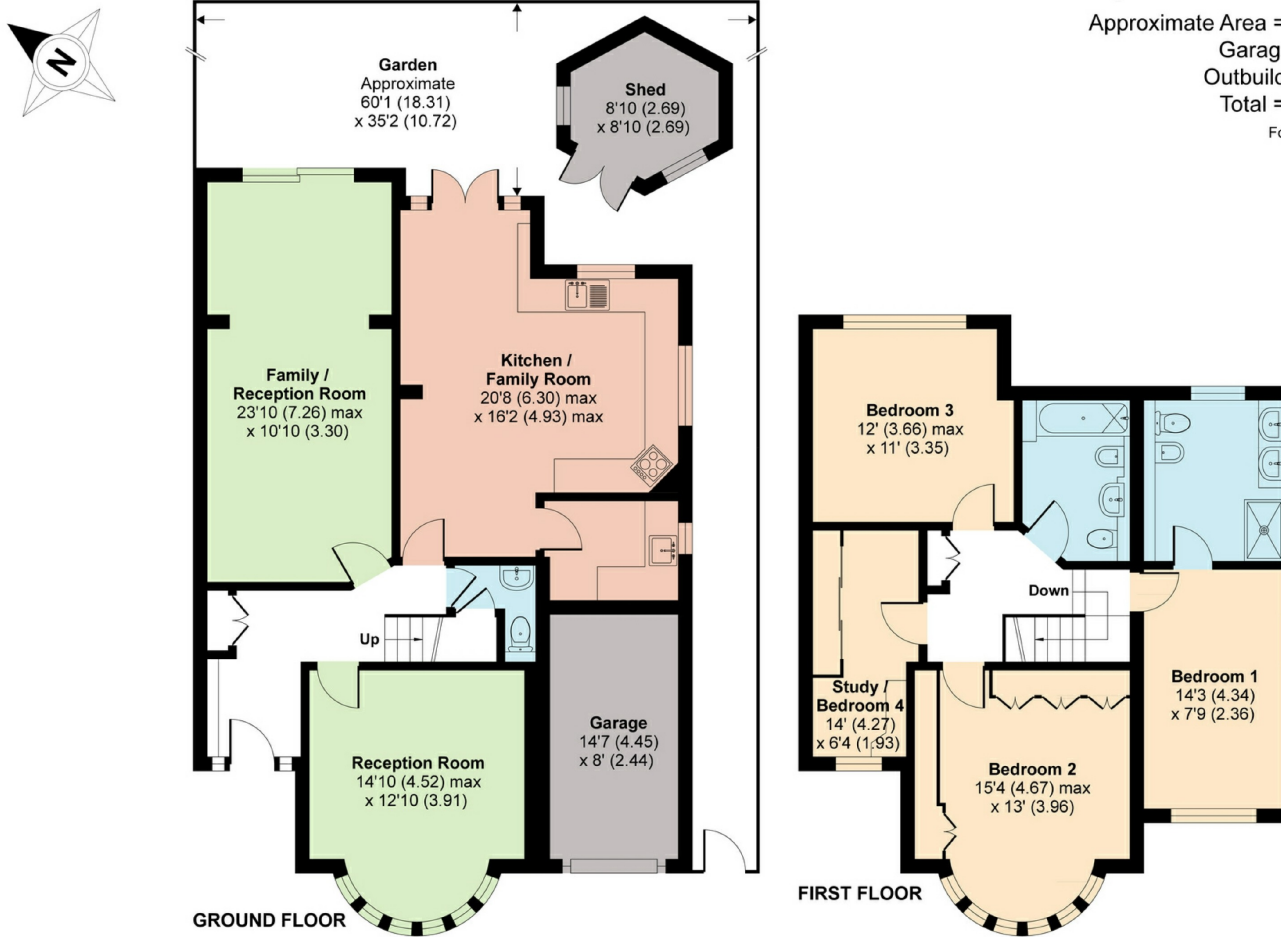
Approximate Area = 1699 sq ft / 158 sq m

Garage = 112 sq ft / 10 sq m

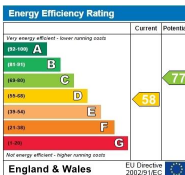
Outbuilding = 57 sq ft / 5 sq m

Total = 1868 sq ft / 173 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: 673256



### 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.

### BARNET

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### NEW HOMES SHOWCASE

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### HADLEY WOOD

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