

STATONS

www.statons.com

Fitzjohn Avenue
Barnet



138 Fitzjohn Avenue Barnet, Herts, EN5 2HP - £795,000

A beautifully presented and extended 2 bedroom (formally 3) bungalow that is situated on this sought after road. The property has been fully refurbished and remodelled by the present vendor and provides bright and spacious accommodation throughout and comprises, a welcoming entrance hall, large reception/dining room, a fabulous kitchen/breakfast room with a central island, high gloss cabinets, granite tops, built in appliances and french doors to the rear garden, a generous principal bedroom with fitted wardrobes and bay window, a second double bedroom, a contemporary shower room and an additional guest w.c. Externally there is a west facing rear garden of approx 75' in length with sun terrace, separate garage and driveway parking.

Situated in this enviable location within easy reach of 'The Spires' with its large selection of shops, restaurants, boutiques and coffee shops and walking distance to the High Street and High Barnet tube station (Northern Line) for access into London. New Barnet over ground station is also close by and good bus routes provide access to neighbouring areas. Barnet also boasts an Everyman Cinema and has many renowned highly regarded schools such as Queen Elizabeth's Girls and Boys senior schools.























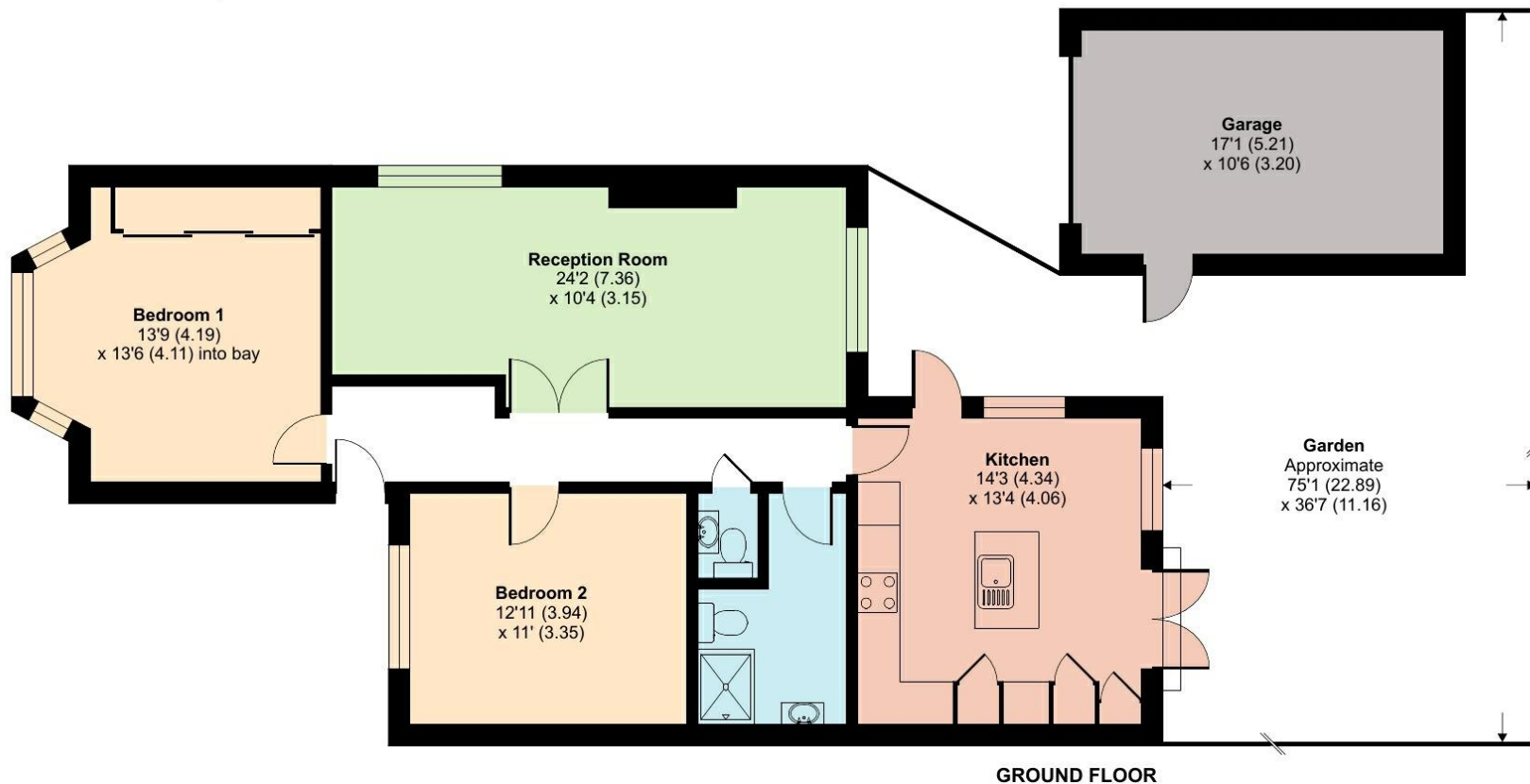
Fitzjohn Avenue, Barnet, EN5 2HP

Approximate Area = 941 sq ft / 87.4 sq m

Garage = 178 sq ft / 16.5 sq m

Total = 1119 sq ft / 103.9 sq m

For identification only - Not to scale



Local authority: Barnet Council

Council tax: Band F

Tenure: Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nchecom 2022. Produced for Statons. REF: 866943

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

