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Hillside Gardens
Barnet

A photograph of a hallway in a period family home. On the left, a wooden staircase with a white balustrade and a dark wood handrail leads up. The stairs are carpeted in a light beige color. In the center, a wooden door is partially open, revealing a glimpse of another room. To the right of the door, a wooden chair with a woven seat and a cushion sits on a light-colored wooden floor with a herringbone pattern. On the wall above the door, a decorative clock is mounted. The walls are painted in a light, neutral color.

24 Hillside Gardens, Barnet, EN5 2NJ £1,075,000

***** CHAIN FREE ***** We are delighted to offer for sale 3 double bedroom detached, period family home that is situated within easy reach of the local amenities of High Barnet. The property has been thoughtfully extended and offers bright and spacious accommodation throughout with some wonderful original features. Comprising a welcoming hallway, a guest w.c, 2 large reception rooms with feature fireplaces and a breakfast room, leading through to the kitchen. On the first floor there are 3 good size bedrooms, a generous en suite shower room and a large family bathroom. Externally there is a mature well maintained west facing rear garden with sun terrace, a large covered storage area, garage and driveway parking.

The property is within walking distance to the 'The Spires' with its large selection of shops, restaurants, boutiques and coffee shops. Approximately half a mile away is High Barnet tube station (Northern Line) for access into London. New Barnet over ground station is also close by. A regular bus service provides access to the stations and neighbouring areas. Barnet has many renowned highly regarded schools both private and state.

Local Authority: Barnet

Council Tax Band: F

Tenure: Freehold















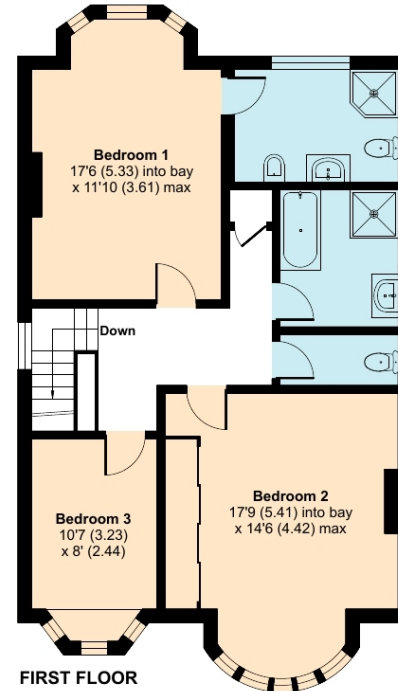
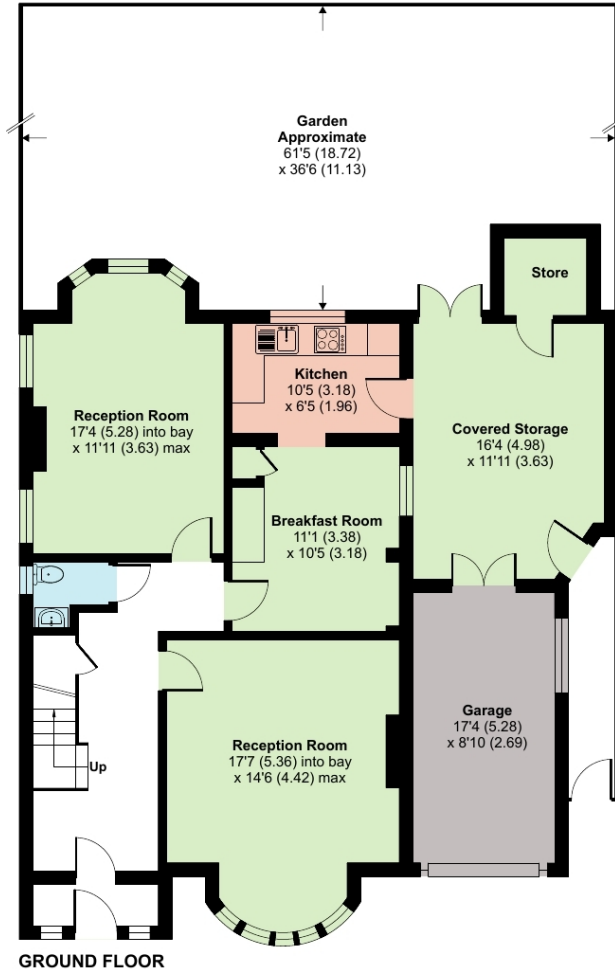






Hillside Gardens, Barnet, EN5

Approximate Area = 1898 sq ft / 176 sq m
 Garage = 148 sq ft / 13 sq m
 Total = 2046 sq ft / 189 sq m
 For identification only - Not to scale



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nlcheom 2023. Produced for Statons. REF: 941452

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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