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**Wood Street
Barnet**

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Wood Street, Barnet, EN5 4BW

Nestled within one of Barnet's most historic and characterful pockets, this beautifully presented Grade II listed cottage offers a rare blend of period charm and thoughtfully arranged living space. Set behind a quaint frontage, the home retains an abundance of original character while providing a practical layout ideal for modern living.

A welcoming entrance hall leads into a warm and inviting front lounge featuring traditional cottage proportions and period detailing. Beyond this, a separate dining room provides an intimate setting for gatherings and flows naturally into the rear kitchen, which enjoys direct access to the garden. The ground floor also incorporates a convenient WC.

The upper floor offers two well-appointed bedrooms: a generous principal bedroom to the front and a second bedroom overlooking the rear garden. A centrally positioned bathroom serves both rooms, maintaining the cottage's practical flow.

The rear garden enjoys a private, mature feel typical of period homes in the area. The outbuilding enhances the usability of the outside space, complementing the cottage charm with additional functionality.





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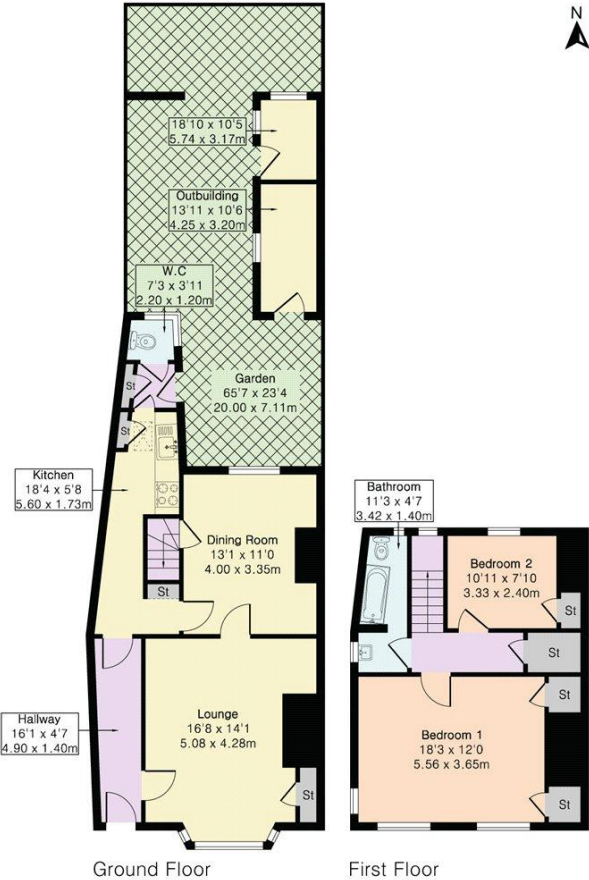


Approximate Gross Internal Area 998 sq ft - 93 sq m
(Excluding Outbuilding)

Ground Floor Area 573 sq ft – 53 sq m
First Floor Area 425 sq ft – 40 sq m
Outbuilding Area 80 sq ft – 7 sq m



Local Authority: Barnet
Council Tax band: E
Tenure: Freehold



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	62 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.

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