

## Fitzjohn Avenue, High Barnet, EN5 2HN £1,150,000

Situated on this sought after residential road, a stunning 4 bedroom, semi detached, period family home. The property has been thoughtfully extended and offers bright and spacious accommodation throughout. Comprising a welcoming entrance hall with storage cupboards, a front reception room with bay window, feature fireplace and built in storage, an open plan kitchen with central island and steps down into a fabulous glass dining/garden room, a large second reception room with vaulted ceiling which is currently used as an art studio, a utility room and a guest w.c. On the first floor the landing leads to 3 generous bedrooms and a contemporary family bathroom complete with bath and shower.

The top floor has a lovely principal bedroom with en suite bathroom, built in wardrobes and ample storage and enjoys wonderful far reaching views. Externally there is a well tended, south east facing rear garden of approx 135' with rear access, a large storage shed/workshop, a further garden shed and a decked sun terrace. The property also benefits from a full width driveway providing off street parking for 2 cars.

Situated in this enviable location within walking distance to the 'The Spires' with its large selection of shops, restaurants, boutiques and coffee shops and just a few minutes walk from High Barnet tube station (Northern Line) for access into London. New Barnet over ground station is also close. Buses also provide access to neighbouring areas. Barnet also boasts an Everyman Cinema and has many renowned highly regarded schools such as Foulds, Christchurch and Queen Elizabeths Girls and Boys senior schools.





































**SUMMER SHOTS** 





## Fitzjohn Avenue, Barnet, EN5

Approximate Area = 1808 sq ft / 167.9 sq m Limited Use Area(s) = 98 sq ft / 9.1 sq m Outbuildings = 156 sq ft / 14.4 sq m Total = 2062 sq ft / 191.4 sq m

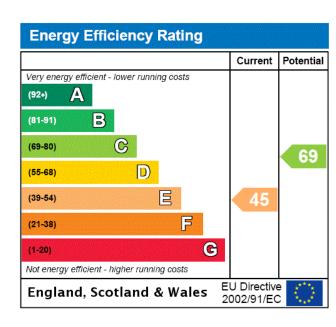
For identification only - Not to scale

Denotes restricted head height

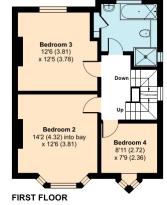


Local Authority: Barnet Council Tax band: G

Tenure: Freehold









Floor plan produced in accordance with RICS Property Measurement Standards incorporating Certified International Property Measurement Standards (IPMS2 Residential). Onichecom 2024. Property Measurer Produced for Statons. REF: 1090724

14'7 (4.45)

x 8'7 (2.62)

Rear Garden

134'2 (40.89)

Dining / Garden Room

12'6 (3.81)

x 9'8 (2.95)

Kitchen 14'2 (4.32) x 12'4 (3.76)

Reception Room 14'3 (4.34) max x 13'10 (4.22) into bay

Approximate 27'7 (8.41) x 15'4 (4.67) 17'9 (5.41) max x 10'8 (3.25)

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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