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**Fitzjohn Avenue
High Barnet**



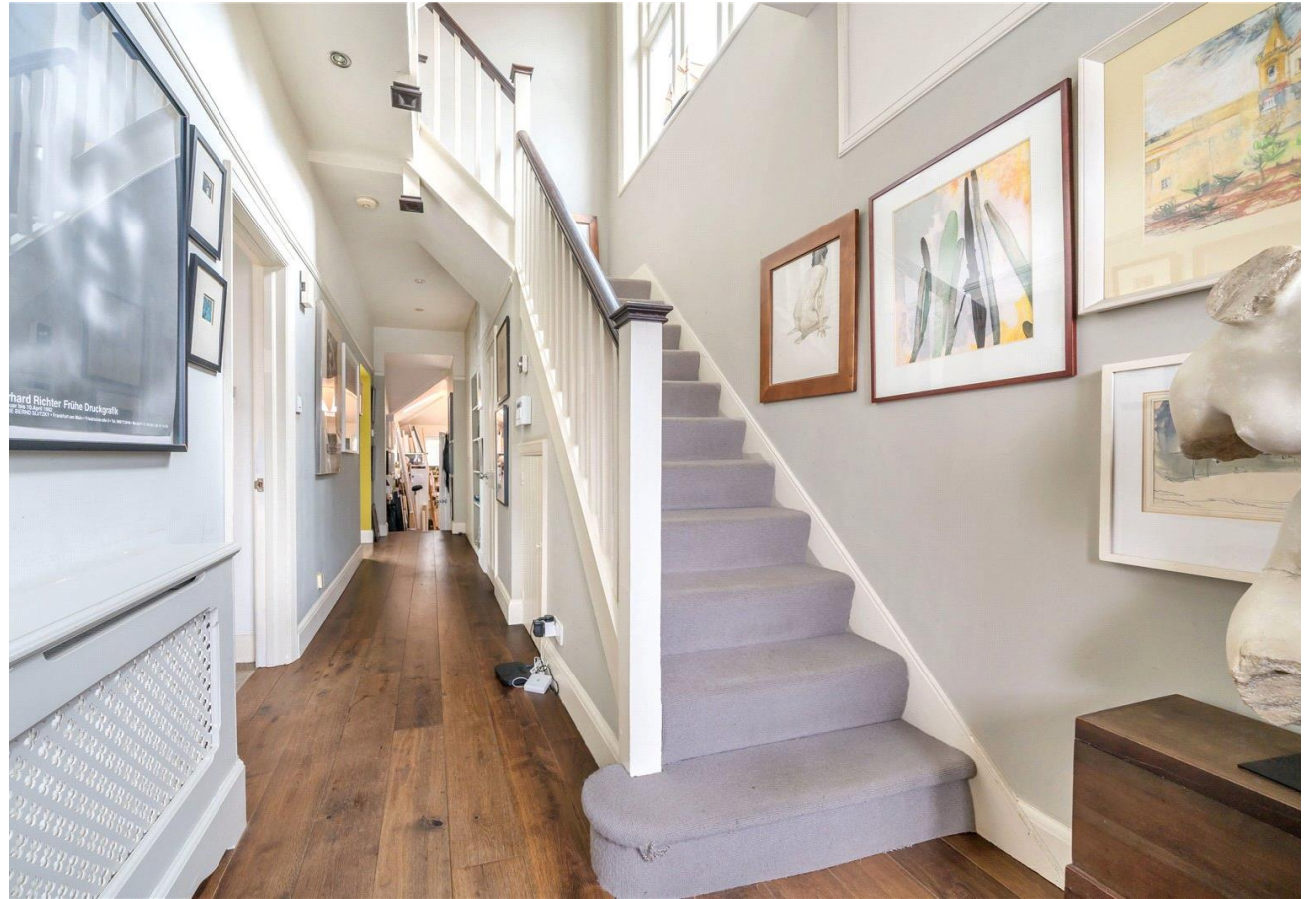
Fitzjohn Avenue, High Barnet, EN5 2HN

£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.















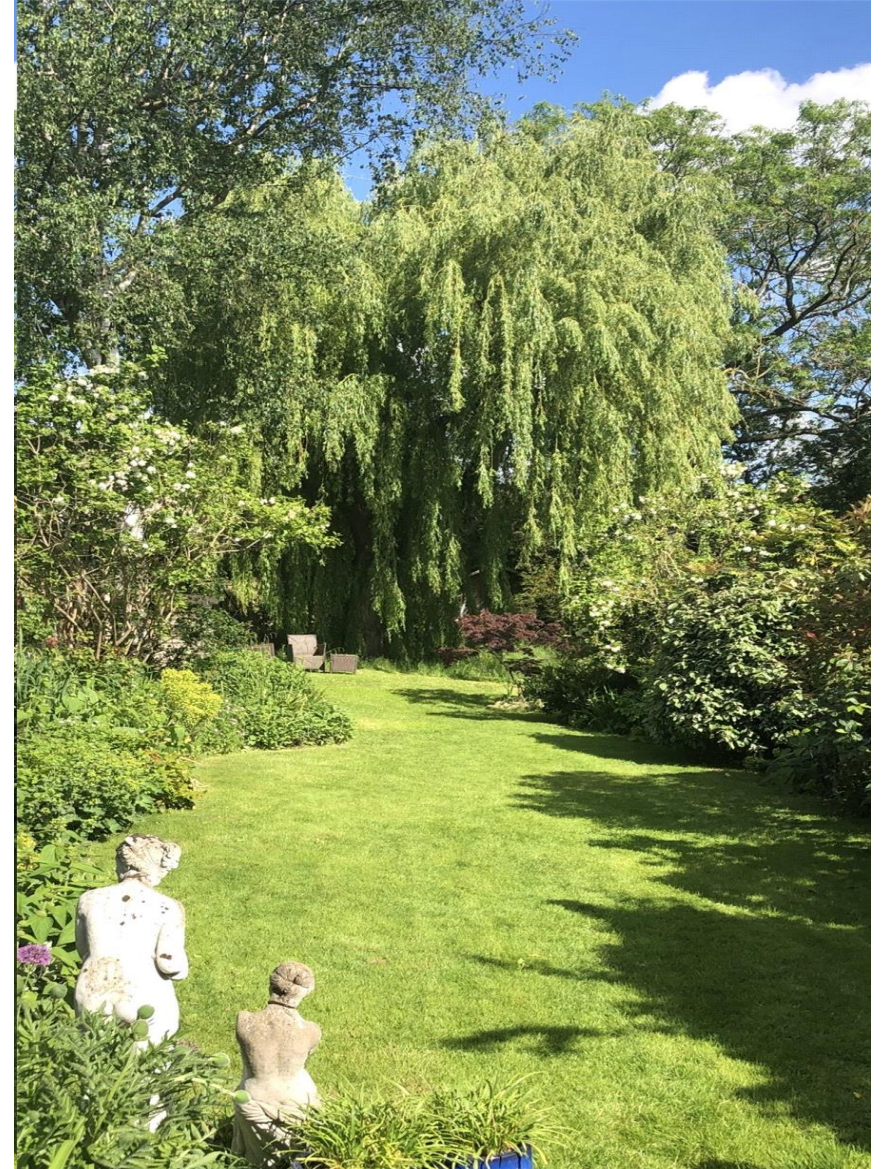












SUMMER SHOTS



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

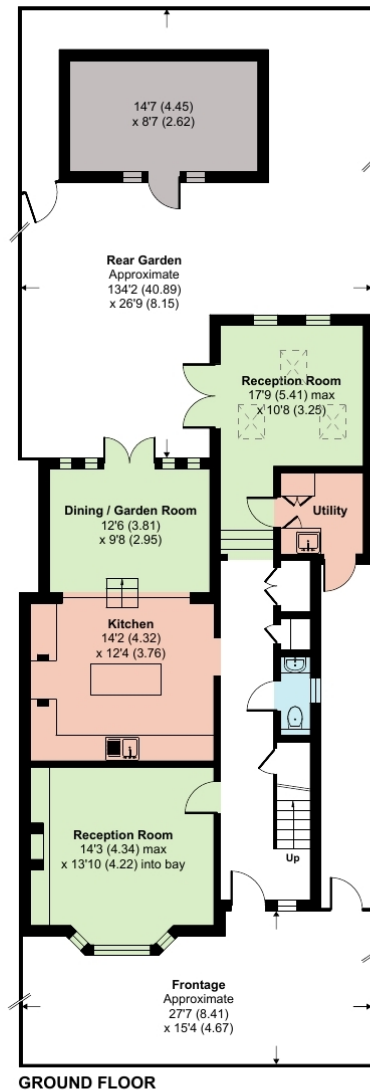
For identification only - Not to scale



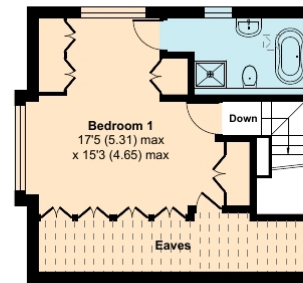
Local Authority: Barnet

Council Tax band: G

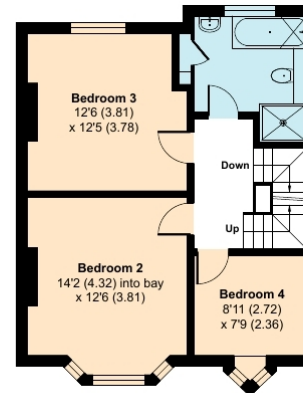
Tenure: Freehold



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

Denotes restricted head height

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		69
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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