

4 Willenhall Avenue, New Barnet, EN5 1JN





## **4 Willenhall Avenue, New Barnet, EN5 1JN**

A modern detached, 4-bedroom family home situated in a highly sought-after location.

Downstairs features a welcoming entrance, a large open plan living, kitchen & dining area with bi-fold doors leading to well-maintained private garden, a separate reception room, utility room, study and a guest w/c. Upstairs comprises of 4 well-proportioned bedrooms (3 of which benefit from ensuite bathrooms) and a spacious family bathroom.

Additional benefits include ample storage throughout, outside storage and off-street parking for several cars.

Willenhall Avenue is ideally located for the commuter, with Totteridge & Whetstone underground station (Northern Line), Oakleigh Park and New Barnet train stations within easy reach. The area is also served by numerous bus routes. The Spires shopping centre is close with its many shopping amenities as well as Whetstone High Road which offers a range of shops, bars and restaurants. The area also has many well-regarded schools both private and state.



















Relax

















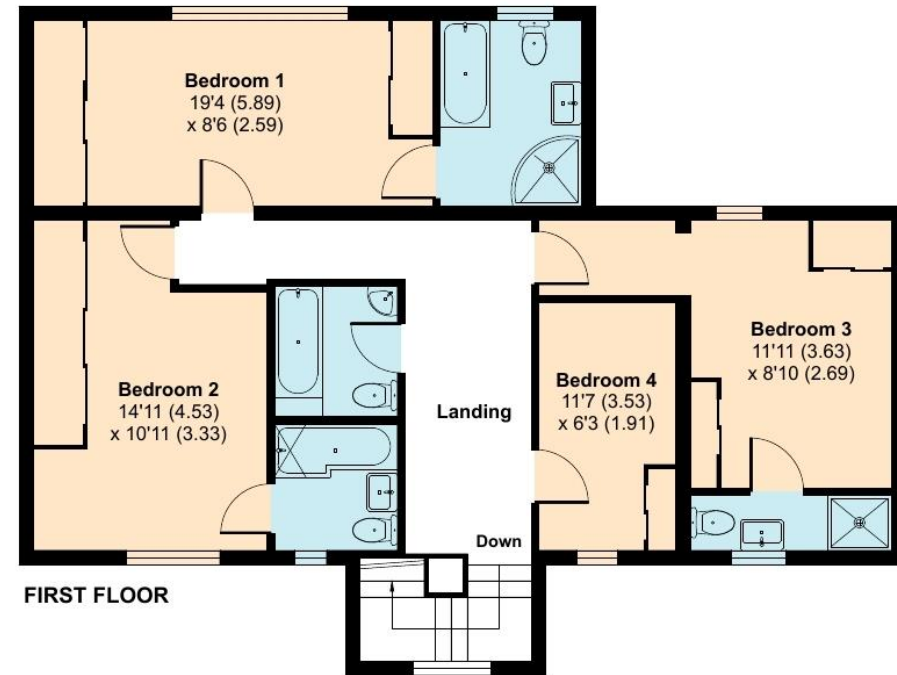
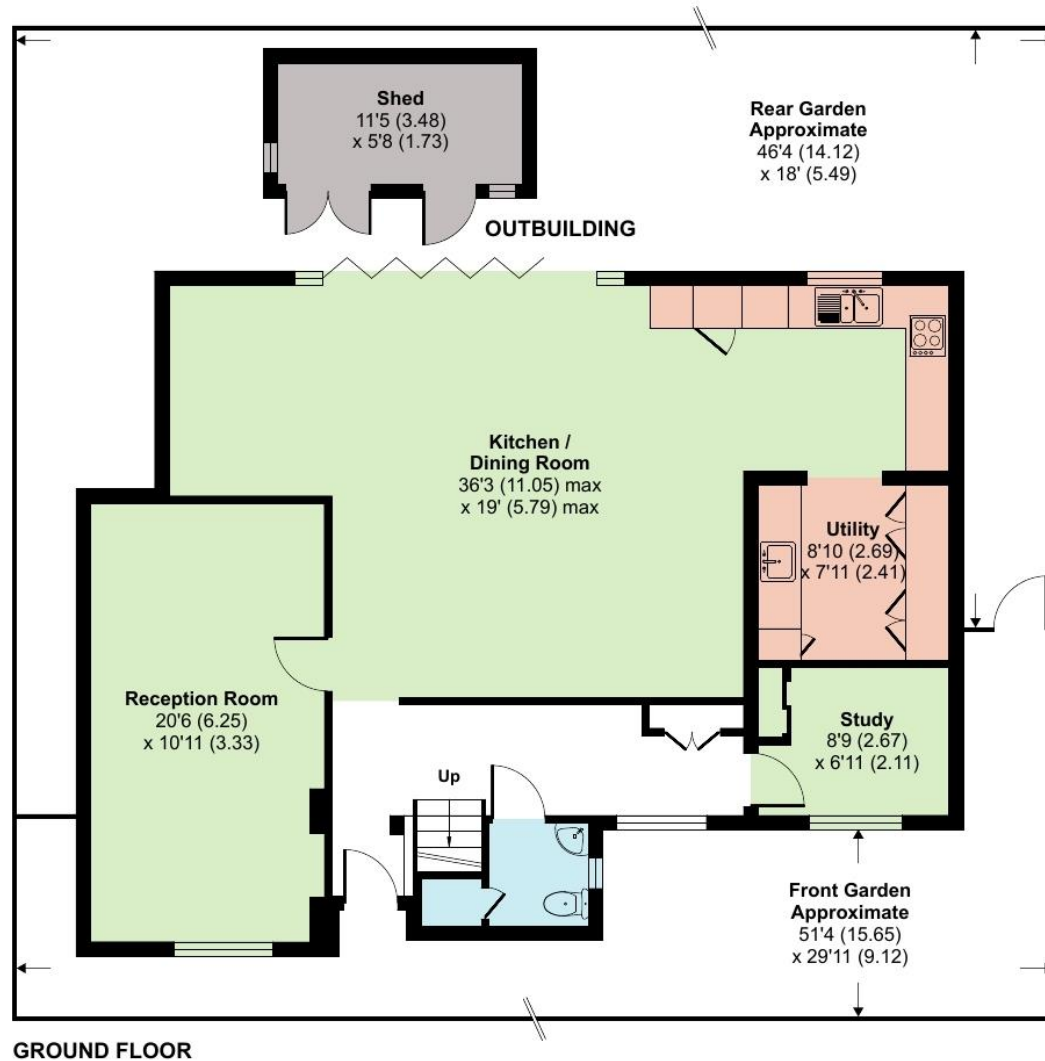
# Willenhall Avenue, New Barnet, Barnet, EN5

Approximate Area = 1975 sq ft / 183.5 sq m

Outbuilding = 65 sq ft / 6 sq m

Total = 2040 sq ft / 189.5 sq m

For identification only - Not to scale



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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		83
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Council Tax - G  
Local Authority - Barnet

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