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Wentworth Road
Barnet





53 Wentworth Road, Barnet, EN5 4NZ £780,000

*** CHAIN FREE *** A bright and spacious 3 bedroom semi-detached home situated on this sought after residential road. The ground floor features a welcoming hallway leading to a bright front-facing lounge, a dining room, and a large kitchen with direct access to a sizeable private garden. A guest w.c and two handy store cupboards add to the practicality of the space.

Upstairs, you'll find three bedrooms - two doubles with built-in storage and a third single bedroom suited for a study or guest space. A family bathroom with a separate w.c completes the first floor layout.

The property offers further potential to extend subject to the relevant planning consent.

The lovely well maintained rear garden of approx 98' boasts two sheds and plenty of room to grow and entertain.

Situated in this enviable location within walking distance to the 'The Spires' with its large selection of shops, restaurants, boutiques and coffee shops. High Barnet tube station (Northern Line) and New Barnet station are nearby for easy access into London. Barnet has many renowned and highly regarded schools such as Christchurch, Foulds and Queen Elizabeth's Girls and Queen Elizabeth's senior school for boys.



























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



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 as defined by RICS code of measuring practise. No guarantee is given on 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		82 B
69-80	C		
55-68	D	68 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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