

A two-story house with a light-colored stucco exterior and a dark brown tiled roof. The house features a prominent bay window on the second floor, which is partially covered by dense, dry ivy. A chimney is visible on the roofline. The house is surrounded by lush greenery, including a large green hedge on the left and a tall, thin tree on the right. A stone wall is visible in the foreground on the left. The sky is blue with some clouds.

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**Normandy Avenue**  
**Barnet**



# Normandy Avenue, Barnet, EN5 2HT

## £1,250,000

Situated on this sought after residential road and occupying a wonderful corner plot a 4 bedroom period, detached house requiring modernisation. This property offers a great opportunity for families looking to create a spacious and stylish home. The generous garden provides a serene outdoor space, perfect for relaxing or entertaining guests. With off-street parking and a garage, convenience is at the forefront of this property.

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.

















































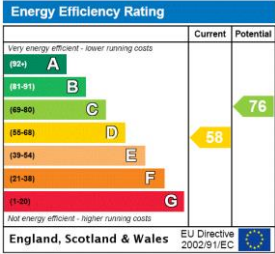




Approximate Gross Internal Area 2450 sq ft - 227 sq m

Cellar Area 156 sq ft – 14 sq m  
 Ground Floor Area 1327 sq ft – 123 sq m  
 First Floor Area 896 sq ft – 83 sq m  
 Outbuilding Area 71 sq ft – 7 sq m

Local Authority: Barnet  
 Council Tax band: G  
 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.



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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## **STATONS BARNET**

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