

Fitzjohn Avenue Barnet





Fitzjohn Avenue, Barnet, EN5 2HW £1,300,000

This stunning semi-detached home offers circa 2039 sq ft of modern, stylish living accommodation arranged over three floors, offering generous and flexible living space ideal for modern family life.

The ground floor features a welcoming hallway, a spacious front living room, and a large open-plan kitchen and dining area that flows into a bright garden room—creating the perfect hub for everyday living and entertaining. A guest W.C. and convenient storage complete the layout on this level.

The first floor comprises four well-proportioned bedrooms, alongside two separate shower rooms for added comfort and practicality. One of the bedrooms offers flexibility to be used as a study, playroom, or guest space, depending on your needs. The top floor hosts a spacious principal bedroom suite with built-in storage and a separate office, offering an ideal space for working from home or relaxing in privacy.

Situated in this enviable location close to Old Courthouse Gardens and within walking distance to the 'The Spires' with its large selection of shops, restaurants, boutiques and coffee shops. It is also just a few minutes walk from High Barnet tube station (Northern Line) for access into London. New Barnet over ground station is also close by, and Buses 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.



















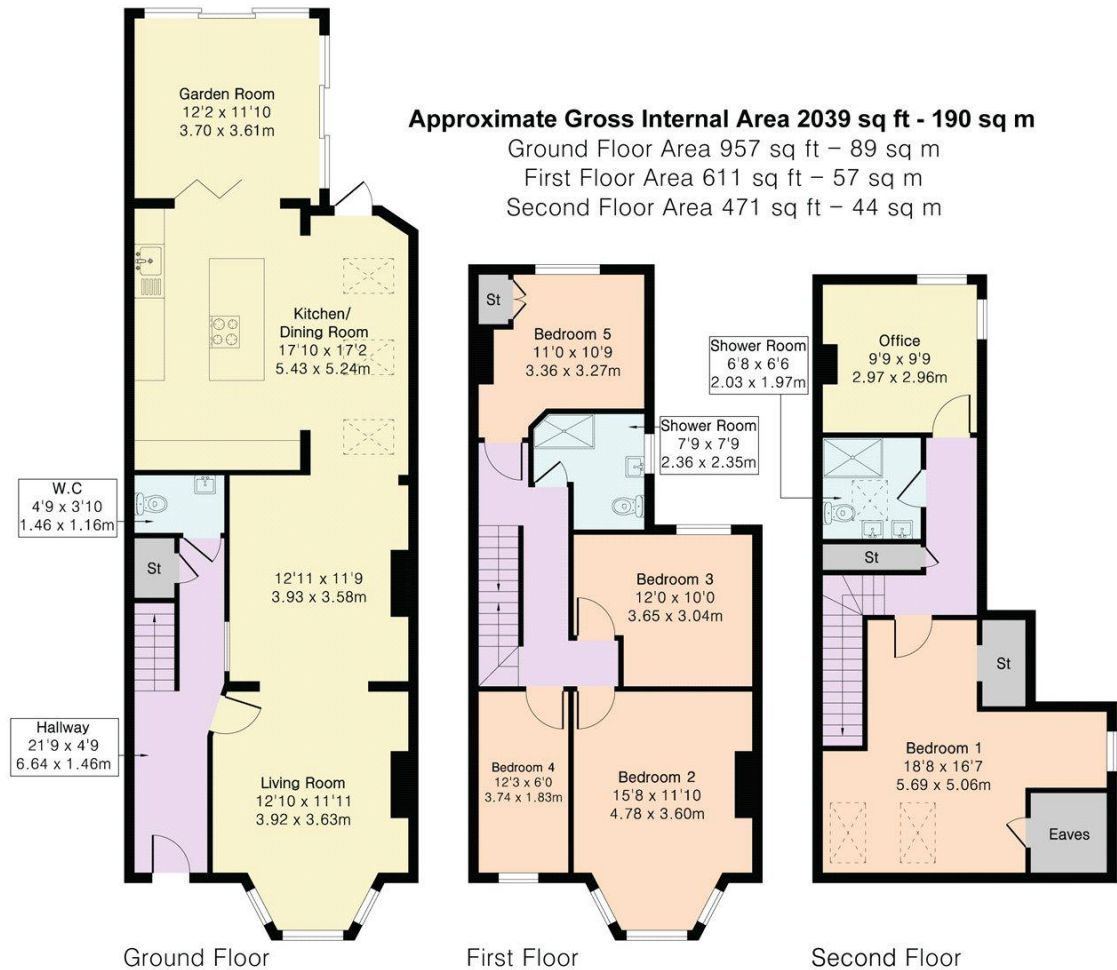








Local Authority: Barnet
Council Tax band: F
Tenure: Freehold



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.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	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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