



Oakville, Willenhall Avenue

New Barnet EN5



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A truly exceptional, newly renovated and extended detached family home offering over 3,400 sq ft of beautifully designed living space. Thoughtfully reimagined for contemporary family living, this impressive property combines style, space, and sustainability across three floors.

The heart of the home is the stunning open-plan kitchen/dining/living room — a bright and spacious hub featuring high-end appliances, sleek cabinetry, and seamless access to the garden. A second fully equipped kitchen offers added flexibility for entertaining, multi-generational living, or catering convenience. The ground floor also includes a large lounge, a versatile studio ideal for a home office or gym, a shower room, and excellent storage throughout.

Every detail has been carefully considered, with modern comforts including air conditioning, underfloor heating, solar panels, and a water softener system enhancing both efficiency and everyday luxury.

Upstairs, the first floor features four generous bedrooms, including a sumptuous principal suite with a dressing room and en-suite bathroom. Additional bedrooms are complemented by two stylish bathrooms and a separate utility area with a dedicated washing machine for convenience.

The top floor provides an ideal guest or teenager suite, complete with its own bathroom and ample storage within the eaves.

Outside, a beautifully landscaped garden offers a tranquil retreat, with a spacious patio perfect for entertaining. A separate outbuilding provides further flexibility — ideal as a garden office, studio, or storage.

This superb home is the perfect blend of cutting-edge comfort and timeless design — ready for a discerning family seeking luxury, functionality, and sustainability in equal measure.





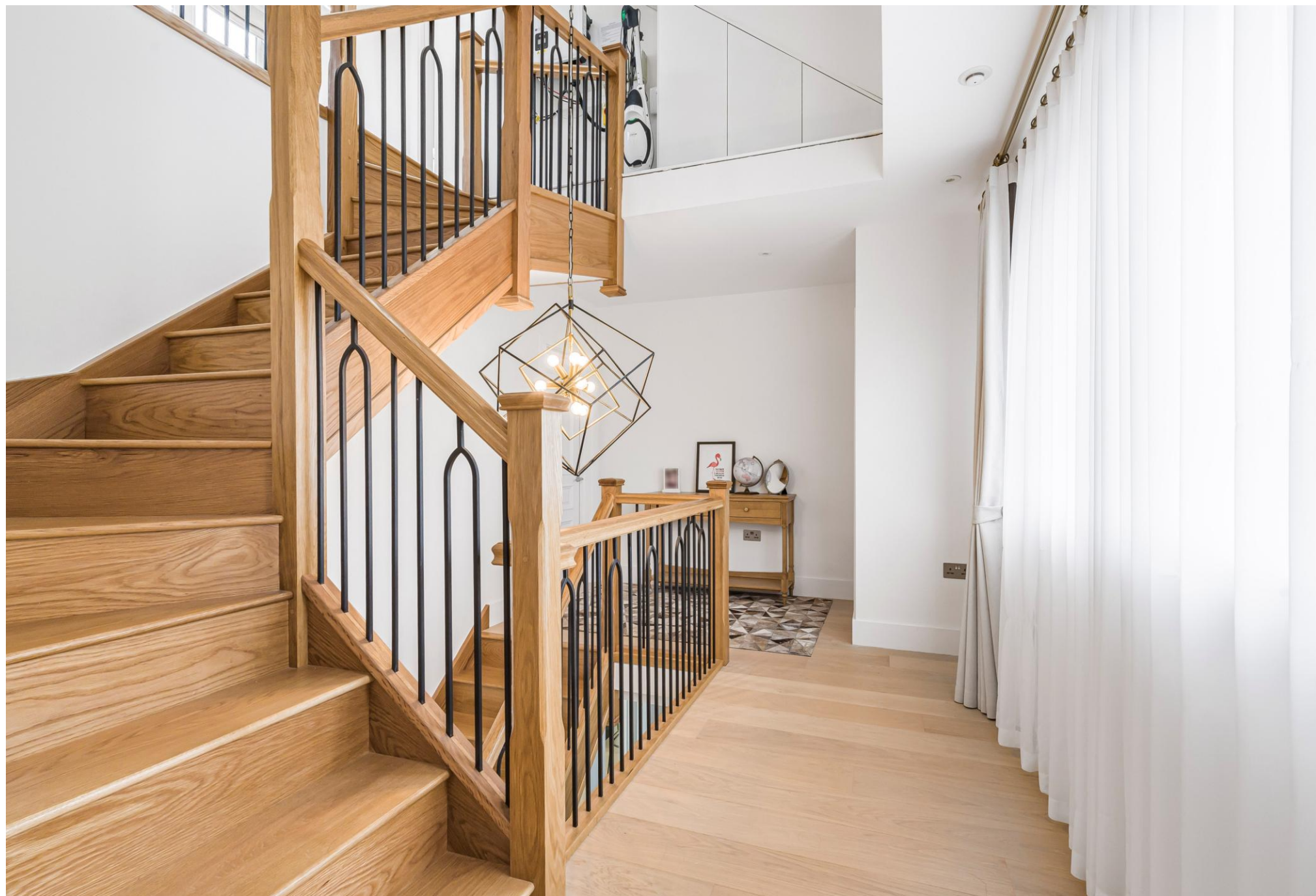






























Approximate Gross Internal Area 3436 sq ft - 319 sq m (Excluding Outbuilding)

Ground Floor Area 2100 sq ft – 195 sq m

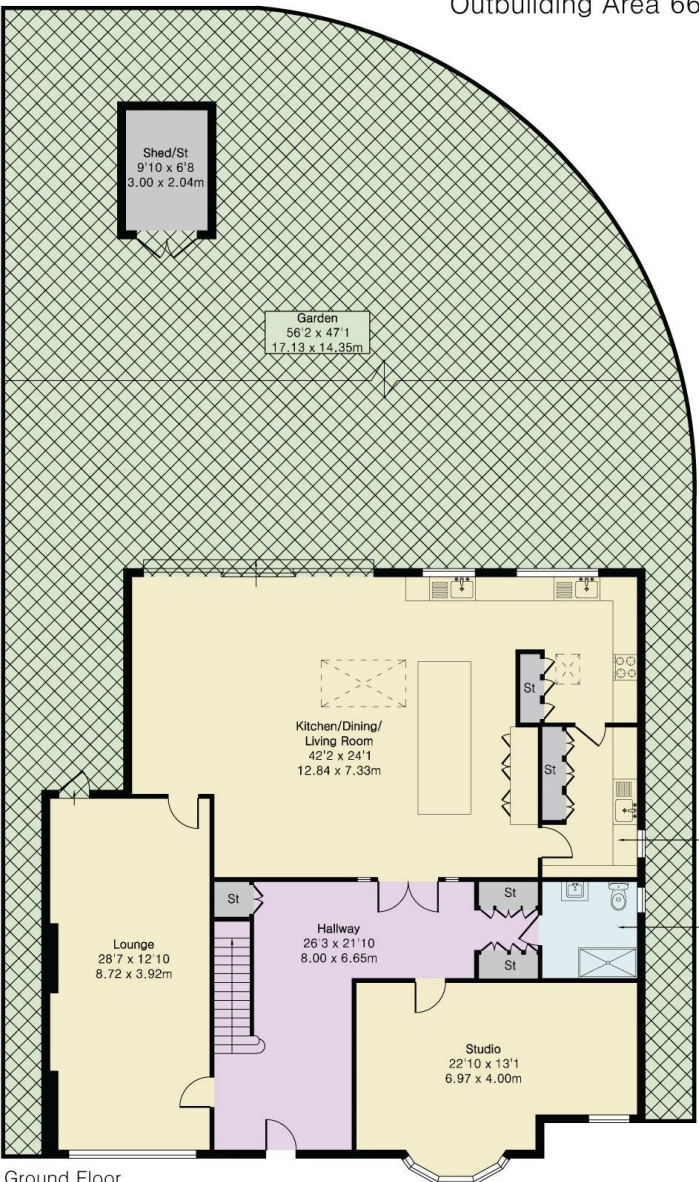
First Floor Area 966 sq ft – 90 sq m

Second Floor Area 370 sq ft – 34 sq m

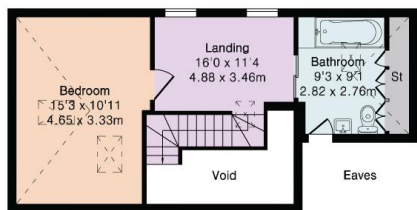
Outbuilding Area 66 sq ft – 6 sq m



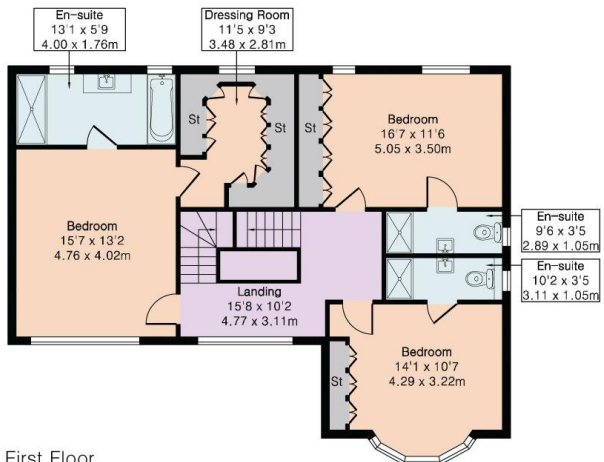
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor



Second Floor



First Floor

Local Authority:
London Borough of
Barnet
Council Tax Band: G
Tenure: FREEHOLD



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.

