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**Milton Avenue**  
**Barnet**

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# Milton Avenue, Barnet, EN5 2EX

**NO ONWARD CHAIN.** This fabulous semi detached home offers circa 1418 sq ft of bright and versatile living accommodation arranged over two floors.

The ground floor comprises welcoming reception hallway, large kitchen/diner with doors out onto the garden, lounge, sitting room and two bedrooms and a shower room. On the first floor there are two bedrooms, bathroom and large storage area in eaves.

The rear garden has a decked seating area to the immediate rear ideal for outdoor entertaining and al fresco dining, the remainder is laid mainly to lawn together with a hard standing area. The frontage is laid mainly to paving and allows access to the garage.

Situated within easy reach of High Barnet tube station (Northern Line) for access into London, the High Street and The Spires shopping centre. New Barnet over ground station is also close and there are regular buses providing access to neighbouring areas. Barnet has many renowned highly regarded schools such as Foulds, Christchurch, Queen Elizabeths Girls and Queen Elizabeths school for boys.

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Approximate Gross Internal Area 1418 sq ft - 132 sq m

(Excluding Garage)

Ground Floor Area 1089 sq ft – 101 sq m

First Floor Area 329 sq ft – 31 sq m

Garage Area 149 sq ft – 14 sq m



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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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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