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Hérons Rise
Barnet

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Herons Rise, New Barnet, EN4 9RT

Situated in a quiet residential setting, this well-presented family home offers spacious and versatile accommodation arranged over two floors, complemented by a generous garden and integral garage.

The ground floor is arranged to provide both practical living and flexible working space. Upon entering, you are welcomed by a central hallway which gives access to the principal rooms. To the front of the property is a bright and comfortable reception room, ideal for everyday living and entertaining. To the rear, the home opens into a large kitchen and dining area, forming the heart of the house and offering an excellent space for family life, with direct access to the garden.

A separate study on the ground floor provides an ideal home office, playroom, or snug. Additional conveniences on this level include a guest WC and internal access to the garage, which also offers useful storage or potential for further adaptation, subject to the usual consents.

The first floor offers well-balanced sleeping accommodation, making it ideal for families. The principal bedroom benefits from its own en-suite shower room, creating a private retreat. There are three further bedrooms, all served by a modern family bathroom. Built-in storage throughout the first floor adds to the practicality of the layout.

Externally, the property enjoys a substantial rear garden, providing ample space for outdoor dining, recreation, and gardening, with plenty of potential for landscaping or family enjoyment.

Herons Rise is a sought-after residential cul-de-sac well placed for a selection of highly regarded local schools, including Trent, St Mary's, Livingstone and East Barnet School. The area is well served by excellent transport links, with Cockfosters Underground Station nearby, along with New Barnet mainline station and High Barnet Underground Station, all offering convenient access into central London. A range of local shops, amenities and attractive green open spaces are also close at hand.





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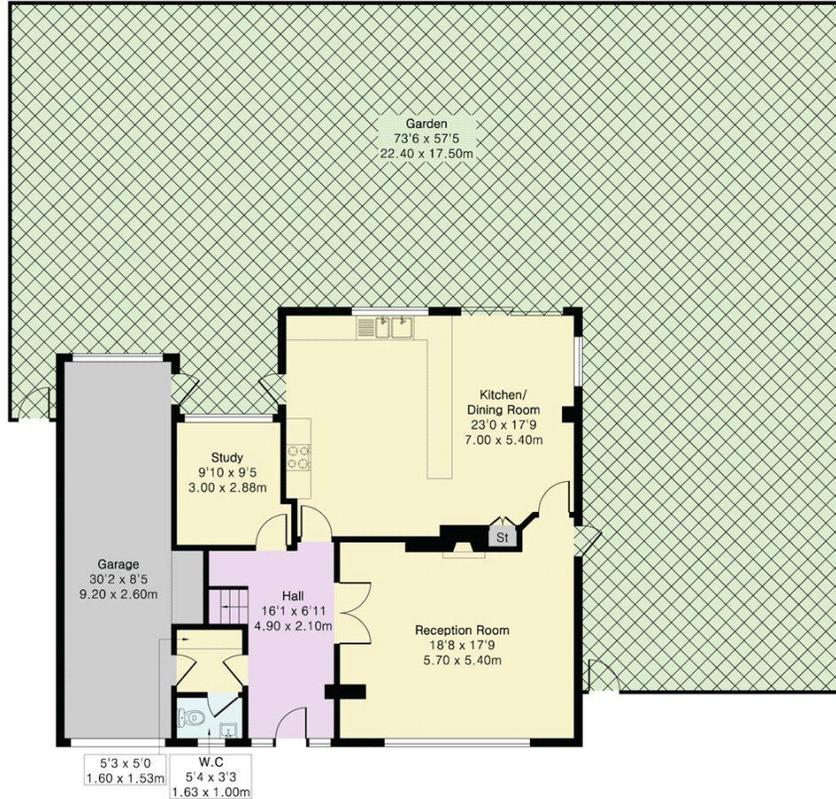


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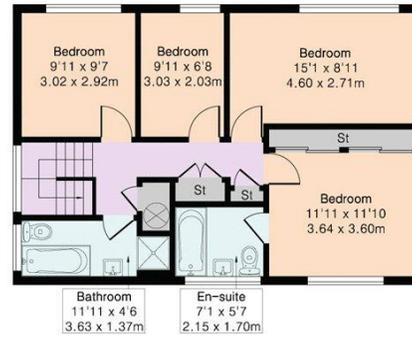
**Approximate Gross Internal Area 1938 sq ft - 180 sq m
(Including Garage)**

Ground Floor Area 1268 sq ft – 118 sq m

First Floor Area 670 sq ft – 62 sq m



Ground Floor



First Floor

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 C
55-68	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.



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