

**Fitzjohn Avenue**  
High Barnet



## Fitzjohn Avenue, High Barnet, EN5 2HW

Situated on this sought after residential road, a beautiful 5 bedroom, semi detached, period family home with original features arranged over three floors, complemented by a generous rear garden and private off-street parking for multiple cars.

The ground floor opens with a welcoming large entrance hallway, providing access to a bright and spacious living room to the front. To the rear, a well-proportioned lounge overlooks the garden, offering an ideal space for relaxation or entertaining. The kitchen is positioned adjacent, leading through to an extended area that provides additional dining or family space with direct access out to the garden. A convenient ground floor wc and useful storage complete this level.

On the first floor, the property offers three bedrooms, including a large principal bedroom benefiting from an en-suite shower room and a large walk-in wardrobe. A further double bedroom and a well-sized single bedroom are served by a modern family bathroom. Additional storage and a utility area are also located on this floor.

The second floor provides two further bedrooms, both of good proportions, along with a separate office/study space—ideal for home working. A further bathroom serves this level, with access to eaves storage enhancing practicality.

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 overground 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.



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**Approximate Gross Internal Area 2141 sq ft - 199 sq m**

Ground Floor Area 892 sq ft – 83 sq m

First Floor Area 787 sq ft – 73 sq m

Second Floor Area 462 sq ft – 43 sq m



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



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.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 74 C      |
| 55-68 | D             | 61 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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