



**Woodville Road**  
New Barnet



## Woodville Road, New Barnet, EN5 5HD

This 4/5 bedroom semi detached home offers circa 1605 sq ft of versatile accommodation arranged over three floors. The ground floor comprises hallway, lounge, dining room, sitting room/bedroom five, kitchen and guest wc.

On the first floor there are three bedrooms and a family bathroom. On the second floor there is a further bedroom that has en-suite facilities. The rear garden is mainly laid to lawn with planted border, there is also a detached garage.

Ideally located for the commuter, with both High Barnet underground station (Northern Line) and New Barnet mainline stations within easy reach, and the area is also well served by numerous bus routes. The area has many well regarded schools both private and state.



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**Approximate Gross Internal Area 1605 sq ft - 149 sq m  
(Excluding Garage)**

Ground Floor Area 729 sq ft – 68 sq m

First Floor Area 552 sq ft – 51 sq m

Second Floor Area 324 sq ft – 30 sq m

Garage Area 156 sq ft – 15 sq m



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.



Local Authority: Barnet  
Council Tax band: F  
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.

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## STATONS BARNET

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