

The Linkway

Barnet

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The Linkway, Barnet, EN5 2BX

A beautifully presented three-bedroom, bay-fronted semi-detached period house, updated with contemporary finishes throughout.

The property opens into a bright and welcoming entrance hall, offering practical space for coats and shoes. The house has a cosy front reception room featuring a large bay window and an attractive feature fireplace, creating a warm and inviting living space.

Further along the hallway is a stylish and practical ground floor W/C, the end of the entrance hall opens into the expansive open-plan kitchen, dining and family room. Enhanced by the full-width rear extension and finished with real wooden flooring throughout, this exceptional living space is flooded with natural light thanks to a skylight lantern window and impressive bi-folding doors, that lead directly to the garden.

At the heart of the room is a stunning quartz kitchen island, with this contemporary kitchen being fitted with a range of high-quality integrated appliances, including an AEG oven and grill, dishwasher and wine cooler. Adjacent to the kitchen is a cosy snug area, featuring bespoke fitted storage and a media wall, providing the ideal space to relax.

Upstairs, the property offers a modern fully tiled family bathroom, complete with a heated towel rail. There are two generous double bedrooms, with the principal bedroom benefiting from fitted wardrobes and a large bay window overlooking the leafy surroundings of the Dollis Brook. The third bedroom is ideal as a nursery, child's bedroom or home office.

The loft currently provides excellent storage space and offers future scope to be converted, further adding to the value and living space of this home. Many of the neighbouring houses have already converted their lofts. STPP.

Externally, the property enjoys a well-maintained rear garden extending over 40ft, accessible via both the side gate and the bi-folding doors from the family room. To the rear of the garden is a patio area providing the perfect place for al fresco dining, or could be used as a base for a future addition of a garden room.

The Linkway, EN5, is a quiet, tree-lined residential road ideally positioned 0.7 miles from High Barnet Underground Station (Northern Line). A wide range of local amenities are within easy walking distance, including Everyman Cinema, Tesco Express, M&S Food Hall, independent cafés, restaurants and traditional pubs. New Barnet Station is also nearby and local bus route are excellent further enhance connectivity.

The property is situated near a selection of highly regarded schools, including St St Catherine's RC Primary School, Grasvenor Avenue Infant School, Queen Elizabeth's Girls' School and the renowned Queen Elizabeth's School for Boys. Residents can also enjoy an abundance of nearby green spaces, including Dollis Brook, Barnet Playing Fields and Greenhill Gardens, all perfect for walking, recreation and outdoor pursuits.



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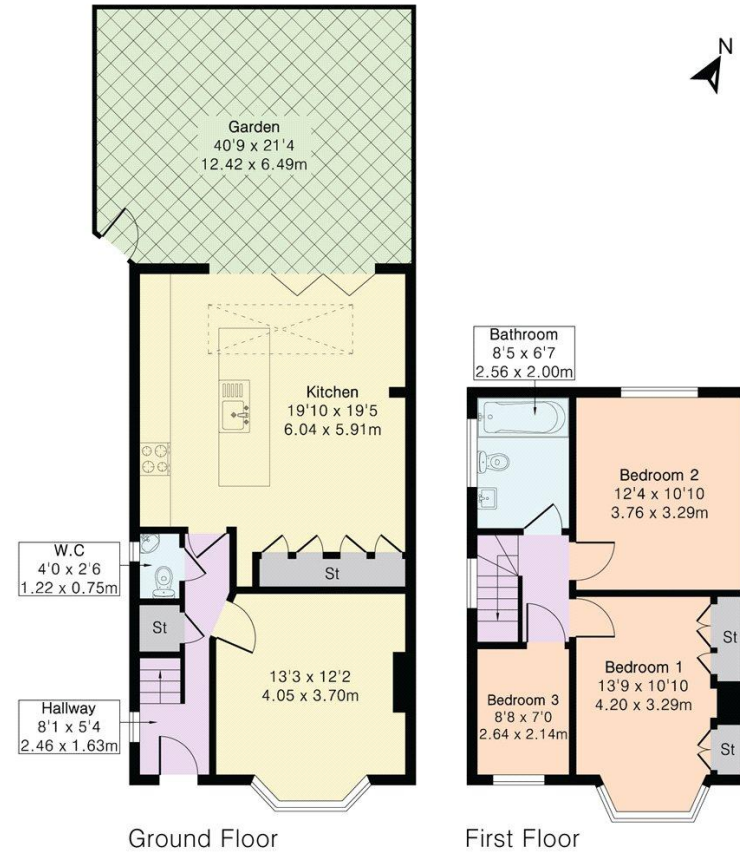


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Approximate Gross Internal Area 981 sq ft - 92 sq m

Ground Floor Area 556 sq ft – 52 sq m

First Floor Area 425 sq ft – 40 sq m



Local Authority: Barnet
Council Tax band: E
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		85 B
69-80	C		
55-68	D	63 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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