

**Fitzjohn Avenue
Barnet**

Fitzjohn Avenue, Barnet, EN5 2HN

A substantial five-bedroom semi-detached family home arranged over three floors, offering versatile and well-proportioned accommodation together with a generous rear garden and outbuilding.

The ground floor comprises a welcoming entrance hall with a guest cloakroom, leading into a front aspect reception room. To the rear is a spacious reception/dining room, providing an excellent area for entertaining and family living, with access to the garden. The kitchen is positioned at the rear of the property and also provides access to the garden.

The first floor offers four bedrooms, together with a family bathroom, providing excellent flexibility for family living, bedrooms and home-working requirements.

The top floor provides a further bedroom, alongside a shower room and useful eaves storage.

Externally, the property benefits from a generous rear garden with a detached outbuilding/shed, providing useful additional storage. The garden offers a good degree of space for outdoor entertaining and family use.

Fitzjohn Avenue is a popular residential road in Barnet, conveniently located for the amenities of High Barnet and Whetstone. There are a good selection of shops, restaurants and cafés nearby, with excellent transport links including High Barnet Underground Station and easy access to the A1 and M25. The area also offers a choice of well-regarded schools and plenty of green open spaces.



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**Approximate Gross Internal Area 2071 sq ft - 193 sq m
(Excluding Outbuilding)**

Ground Floor Area 1018 sq ft – 95 sq m

First Floor Area 742 sq ft – 69 sq m

Top Floor Area 311 sq ft – 29 sq m

Outbuilding Area 90 sq ft – 8 sq m



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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	67 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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