



Abbots Road, EN5 5DP
Price Guide £925,000 Freehold Council Tax Band F

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NEW TO THE MARKET- A well presented 4 bedroom semi-detached family home. which has been refurbished and thoughtfully extended by the present owners, offering bright and spacious, well-planned accommodation throughout.

Comprising a welcoming entrance hall, guest cloakroom, a large front reception room with bay window, open plan kitchen/breakfast area with under floor heating and central island, and bi-fold doors across the rear onto the garden. On the first floor are 3 bedrooms and a family bathroom. Spanning the top floor is a wonderful master bedroom with ample storage and en suite shower room. Externally there is a well maintained, good size rear garden with sun terrace and side access and driveway to the front for 2 cars.

The property is situated in this popular sought after turning in the heart of New Barnet, pleasantly situated opposite Highland Gardens park and well placed for a number of highly regarded schools including Barnet's newly built Ark Pioneer Academy, QE Girls secondary and Boys Grammar schools as well as being in close proximity to High Barnet underground (Northern line Zone 5) and New Barnet Mainline stations providing links to London's City and West End.

Early viewing highly recommended via the sellers sole agent.



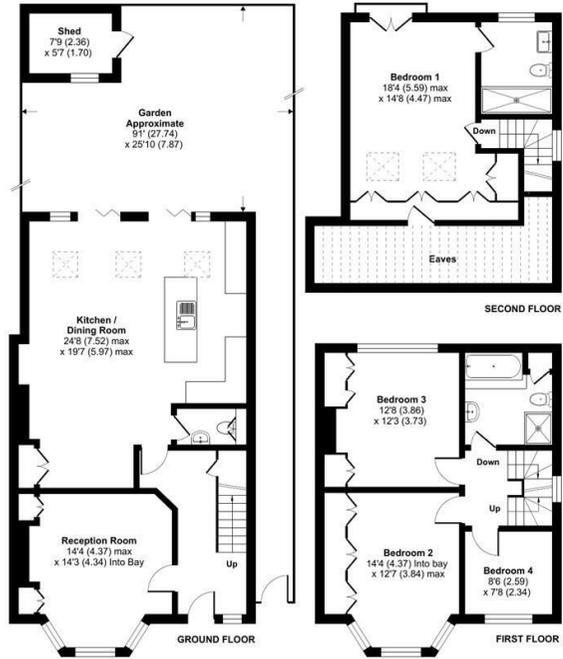


Abbotts Road, New Barnet, Barnet, EN5

Approximate Area = 1656 sq ft / 154 sq m
 Limited Use Area(s) = 136 sq ft / 13 sq m
 Outbuilding = 43 sq ft / 4 sq m
 Total = 1835 sq ft / 171 sq m
 For identification only - Not to scale



Denotes restricted head height



Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © nrichcom 2022. Produced for Real Estates. REF: 802941

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		85
(91-94)	B	70	
(85-89)	C		
(79-84)	D		
(73-78)	E		
(67-72)	F		
(61-66)	G		
Not energy efficient - higher running costs			

EU Directive



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