



**Fitzjohn Avenue**  
High Barnet, Barnet, EN5 2HH  
£1,350,000



# Fitzjohn Avenue

High Barnet, Barnet, EN5 2HH

STUNNING EDWARDIAN SEMI DETACHED PROPERTY situated in one of the areas MOST HIGHLY SOUGHT AFTER LOCATIONS IN HIGH BARNET. Within walking distance of the TOWN CENTRE with multiple shopping, leisure and transport facilities, including close proximity to HIGH BARNET UNDERGROUND, GOOD & OUTSTANDING SCHOOLS, the property offers much appeal. This BEAUTIFUL DOUBLE-FRONTED FAMILY HOME has been meticulously renovated throughout, retaining MANY ORIGINAL FEATURES OF THIS PERIOD; a handsome entrance, elegant fireplaces, timber windows and doors, as well as impressive high ceilings. Sympathetically combining contemporary family living, the accommodation comprises; welcoming entrance hall, FOUR VERSATILE RECEPTION ROOMS (including STUDY AREA & BREAKFAST/DINING ROOM), fully fitted kitchen and GUEST CLOAKROOM. The first floor presents FOUR LARGE BEDROOMS, 2 with EN SUITE and a STYLISH FAMILY BATHROOM. The property benefits further from an attractive, well planned, PRIVATE WESTERLY ASPECT REAR GARDEN, OFF-STREET PARKING and EXCELLENT SCOPE TO EXTEND (subject to the necessary consents). VIEWING IS STRONGLY RECOMMENDED

EPC : D

BARNET COUNCIL BAND : G

FREEHOLD





## GROUND FLOOR

### Entrance Hall

### Reception

16'0" x 11'10" (4.90 x 3.61)

### Study

11'10" x 5'4" (3.61 x 1.65)

### Guest Cloakroom

5'11" x 4'6" (1.81 x 1.39)

### Reception

13'0" x 11'2" (3.98 x 3.41)

### Reception

11'2" x 10'5" (3.41 x 3.19)

### Kitchen

12'9" x 9'10" (3.89 x 3.00)

## FIRST FLOOR

### Bedroom 1

12'11" x 11'10" (3.94 x 3.61)

### Ensuite

### Bedroom 2

13'0" x 11'6" (3.98 x 3.52)

### Bedroom 3

11'6" x 10'11" (3.52 x 3.34)

### Ensuite

6'0" x 3'10" (1.83 x 1.18)

### Bedroom 4

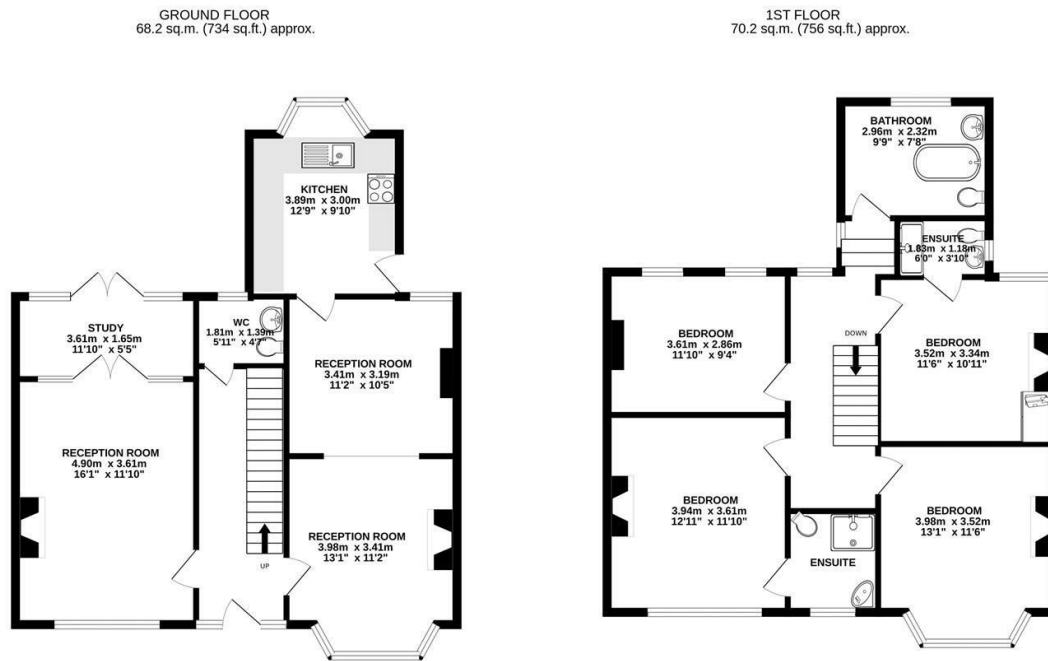
11'10" x 9'4" (3.61 x 2.86)

### Family Bathroom

9'8" x 7'7" (2.96 x 2.32)



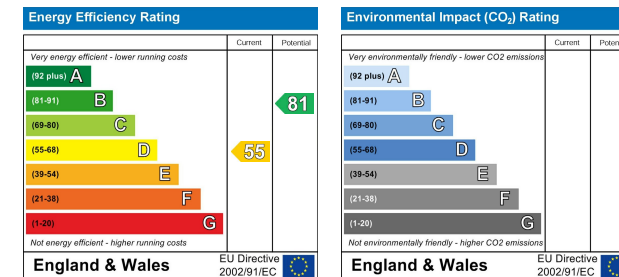
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Barnet Office on 020 8441 7173 if you wish to arrange a viewing appointment for this property or require further information.

1. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order, or fit for their purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.
2. References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor.
3. Room measurements have been made using a Laser Meter. Complete accuracy cannot be guaranteed and therefore the room sizes given should be regarded as being approximate.
4. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property.
5. Floor plans remain copyright of Sean Heaney Estate Agents and are not to be copied in part or full without written consent, are provided for illustrative purposes only and are not to scale.

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GARDEN EXTENDS TO 15M X 9.5M  
TOTAL FLOOR AREA : 138.5 sq.m. (1490 sq.ft.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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