Sean Heaney
HOMES & PROPERTY

Wrotham Road

Barnet, EN5 4LE

Guide Price £750,000

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A beautifully presented four/five-bedroom Victorian terraced family home, ideally located in this highly sought-after area of High Barnet. The extended home offers spacious accommodation arranged over three floors and retains many attractive period features, including original fireplaces, high ceilings, and large windows providing extensive natural light.

The household features a welcoming front reception room, separate dining room, a recently refurbished contemporary kitchen, utility area, and guest cloakroom. The residence offers three rooms on the first floor, currently furnished as the principal bedroom, guest room and study along with a modern family bathroom. The property has a well constructed loft conversion providing a further two bedrooms and an additional stylish shower room.

Perfectly positioned, the home is within easy reach of Barnet town centre, offering a wide selection of shops, cafés, bars, and restaurants, as well as The Spires Shopping Centre. Excellent transport facilities including London Underground - High Barnet (Northern Line) provide a direct link into Central London.

The property has a southerly aspect, practical garden, providing a secluded suntrap and benefitting from rear access.

The area is also well regarded for its outstanding local schools, including QE Boys, Queen Elizabeth's Girls' School, and Ark Pioneer Academy, as well as popular primary schools such as Foulds and Christchurch.

EPC : D

BARNET COUNCIL TAX BAND : E

TENURE : Freehold

GROUND FLOOR

Entrance Hallway

Reception Room
12'1 x 10'3 (3.68m x 3.12m)

Dining Room
12'3 x 10'11 9 (max) (3.73m x 3.33m 2.74m (max))

Kitchen
9'4 x 8'10 (2.84m x 2.69m)

Guest Cloakroom

Utility Area

FIRST FLOOR

Landing

Bedroom Four
11'11 (max) x 8'11 (3.63m (max) x 2.72m)

Bedroom Five/Study
8'2 x 6'5 (2.49m x 1.96m)

Family Bathroom

Bedroom Two
13'9 x 12'3 (4.19m x 3.73m)

SECOND FLOOR

Bedroom Three
11'11 x 8'6 (3.63m x 2.59m)

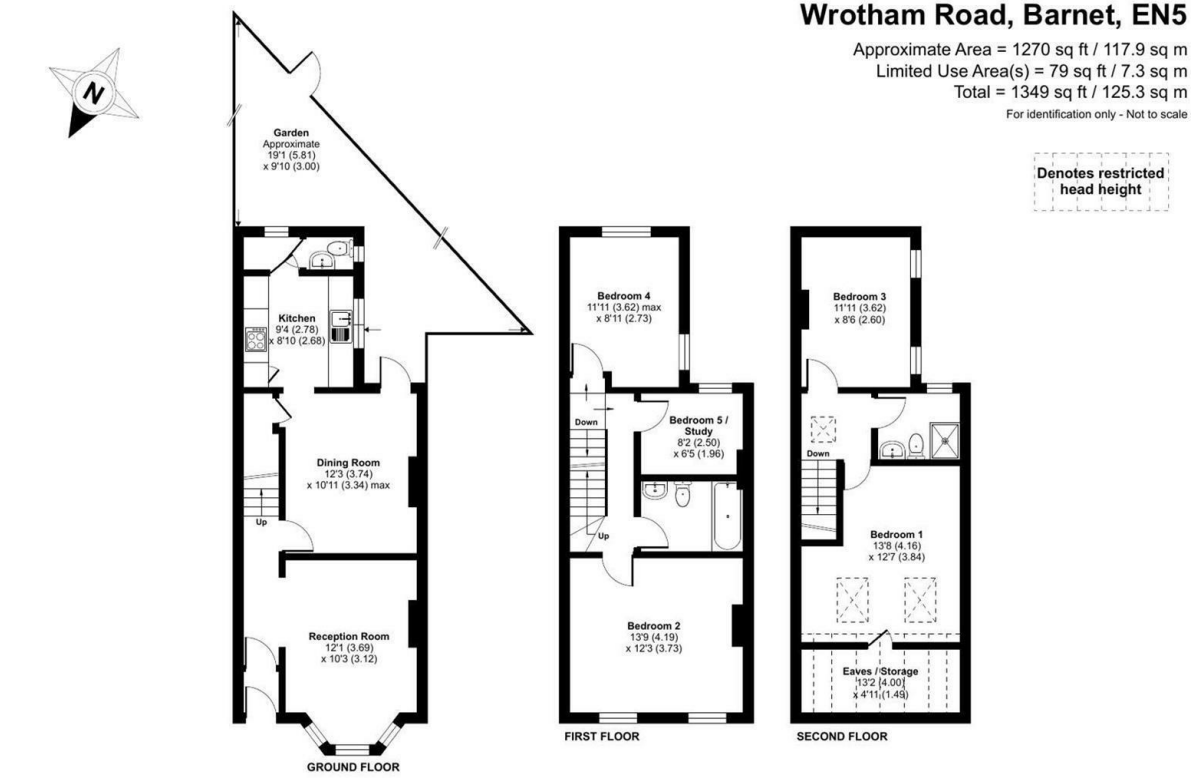
Shower Room

Bedroom One
13'8 x 12'7 (4.17m x 3.84m)

Eaves/Storage
13'2 x 4'11 (4.01m x 1.50m)

GARDEN
19'1 x 9'10 (approx) (5.82m x 3.00m (approx))

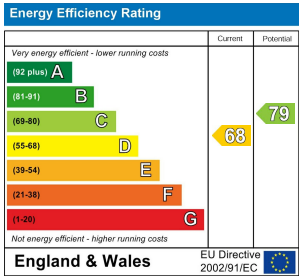
Floor Plan

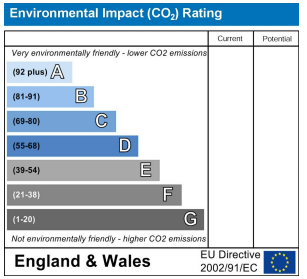


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Spencer & Sener. REF: 1314935

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.
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