



**Wrotham Road**

Barnet, EN5 4LE

Guide Price £750,000



# Wrotham Road

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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

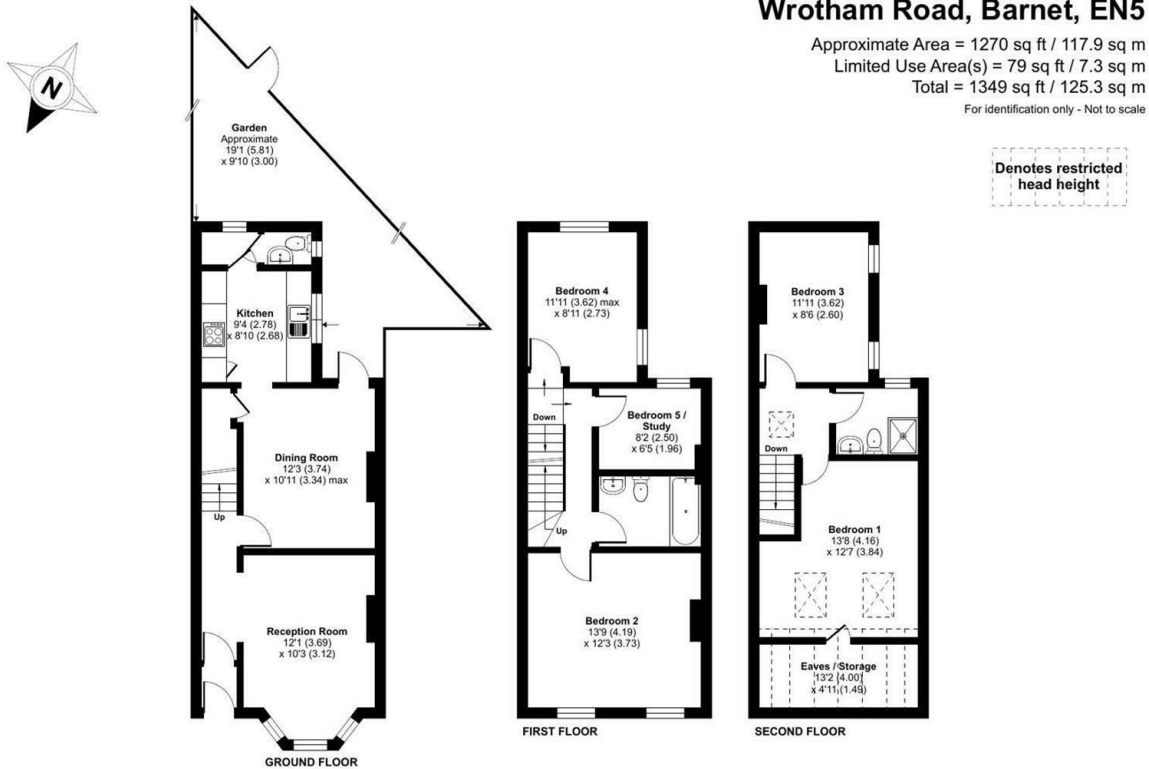
13'2 x 4'11 (4.01m x 1.50m)

## 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). © nchecom 2025. Produced for Spencer & Sener. REF: 1314935

## Viewing

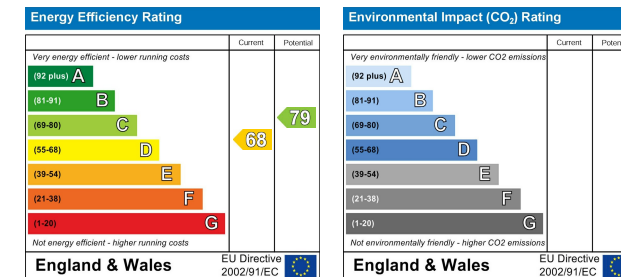
Please contact our Barnet Office on 020 8441 7173 if you wish to arrange a viewing appointment for this property or require further information.

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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.
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## Area Map



## Energy Efficiency Graph



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