



Sphinx Way, EN5 2FG
Barnet





Sphinx Way, EN5 2FG

Kings Group are delighted to present this phenomenal freehold five bedroom home, occupying a prime position on one of the area's most highly sought after residential roads. Offering approximately 1,615 sqft of beautifully appointed internal accommodation arranged over three floors. Perfectly positioned close to an abundance of picturesque green open spaces, including King George Fields, Grange Playing Fields & Barnet Playing Fields, the property enjoys the ideal balance of city convenience & scenic surroundings.

Upon entering, you are welcomed into a spacious reception room, where impressive bi-folding doors flood the space with natural light & seamlessly extend the living area onto the beautifully maintained rear garden. The stylish fitted kitchen/dining room has been thoughtfully designed with an abundance of worktop space & storage units, creating the ideal setting for cooking & socialising. Leading from the kitchen is a conservatory, offering a versatile space that would make a tranquil sitting room, home office or garden room. A convenient WC completes this level.

The first floor offers three generously proportioned double bedrooms, with one benefiting from an en-suite shower room & direct access to a private terrace, and another bedroom enjoys the added luxury of a Juliet balcony. A modern family bathroom serves the remaining bedrooms. The top floor continues to impress with two further spacious bedrooms, one of which benefits from its own stylish en-suite shower room. The property also boasts plentiful storage throughout. Externally, the home features a well maintained rear garden & off street parking.

Commuters will appreciate the property's superb location, with High Barnet Underground Station (Northern Line) situated circa 0.5 miles away, providing excellent links into Central London. The property falls within catchment area of highly regarded schools such as Ark Pioneer Academy (rated Outstanding by Ofsted), Underhill School & The Totteridge Academy.

£775,000



- An Outstanding Five Bedroom Residence Extending to Approximately 1,615 sqft
- A Spacious Reception Room Featuring Bi-Folding Doors Opening onto the Well Maintained Garden
- Off Street Parking
- Ample Storage Space Throughout
- Ideally Located Close to a Wide Selection of Cafés, Restaurants, Shops & Amenities
- Benefiting from the Installation of Air Conditioning, Providing Year Round Comfort
- Practicality is Enhanced by the Inclusion of a Ground Floor WC, Two En-Suite Shower Rooms & a Family Bathroom
- A Sleek and Stylish Fitted Kitchen/Dining Room
- Enjoying the Luxury of a Private Terrace and Juliet Balcony
- Easy Access to Transport Links Including High Barnet Station(Northern Line) Circa 0.5 Miles Away









Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



Sphinx Way, Barnet, EN5

Approximate Area = 1615 sq ft / 150 sq m

Limited Use Area(s) = 32 sq ft / 2.9 sq m

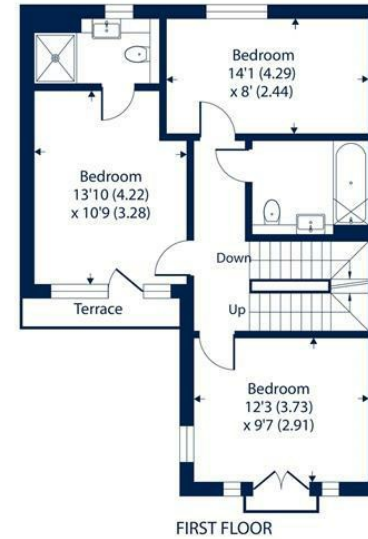
Outbuildings = 66 sq ft / 6.1 sq m

Total = 1713 sq ft / 159 sq m

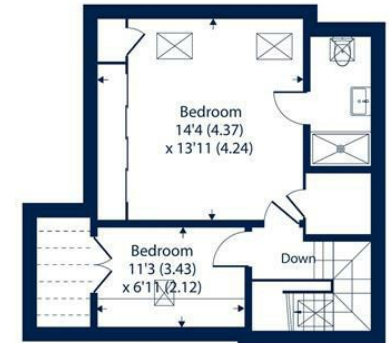
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Hamptons. REF: 1451309

THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

25 Silver Street, Enfield Town, Middlesex,
EN1 3EF

T: 0208 364 4118

E:

www.kings-group.net

