

# Grasvenor Avenue , Barnet, EN5

**Offers over £799,000**

Step inside this beautifully presented four-bedroom, semi-detached haven, perfect for the discerning family seeking both style and substance. Updated with contemporary decor and boasting approximately 125 square metre of total living space, this home caters to modern family living without compromise.

The heart of this home is undoubtedly the chic kitchen with breakfast bar, complemented by a separate utility room, ensuring the daily routine flows seamlessly. Retreat to any of the four well-appointed bedrooms, two featuring fitted wardrobes, with the master bedroom benefiting from a spacious loft conversion, complete with an en-suite shower room and ample storage in the eaves.

Entertainment and relaxation are catered to with a 21 square metre garden room, currently arranged as a home office and a chill-out zone, featuring its own bar. The property extends its welcome outdoors with a sizeable 55square metre garden and an additional 35 square metre decking area, perfect for social gatherings or tranquil reflection.

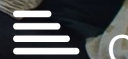
Families will appreciate the off-street parking for two cars, LVT laminate flooring throughout, double glazed windows, and the energy efficiency of an EPC rating C. The property is within the catchment area of celebrated top-rated schools, including the 'Outstanding' Ofsted-rated Ark Pioneer Academy only a few mins walk away.

Embrace a lifestyle of convenience with a plethora of local amenities including Everyman Cinema, Spires shopping centre, and a range of shops and restaurants in Whetstone and Cockfosters, all just a short walk or drive away. For the outdoor enthusiast, public green spaces and Trent Park offer a nearby escape. Commuters will value the close proximity to High Barnet underground and New Barnet train station, making this the ultimate family residence in a prime location.

- Four Double Bedroom Semi-Detached Home
- 2 Bathrooms and Additional WC
- Modern Kitchen & Separate Utility Room
- Total Garden/Decking area – 90 square metres
- Off Street Parking For Two Cars
- Garden room

## Viewing

Please contact our Intra Capital Estates Office on 0207 183 6676 if you wish to arrange a viewing appointment for this property or require further information.





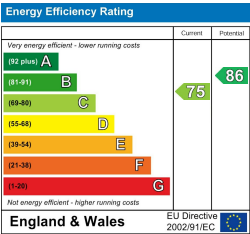
Floor Plan



Area Map



Energy Efficiency Graph



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MODERN APPROACH  
TRADITIONAL VALUES

