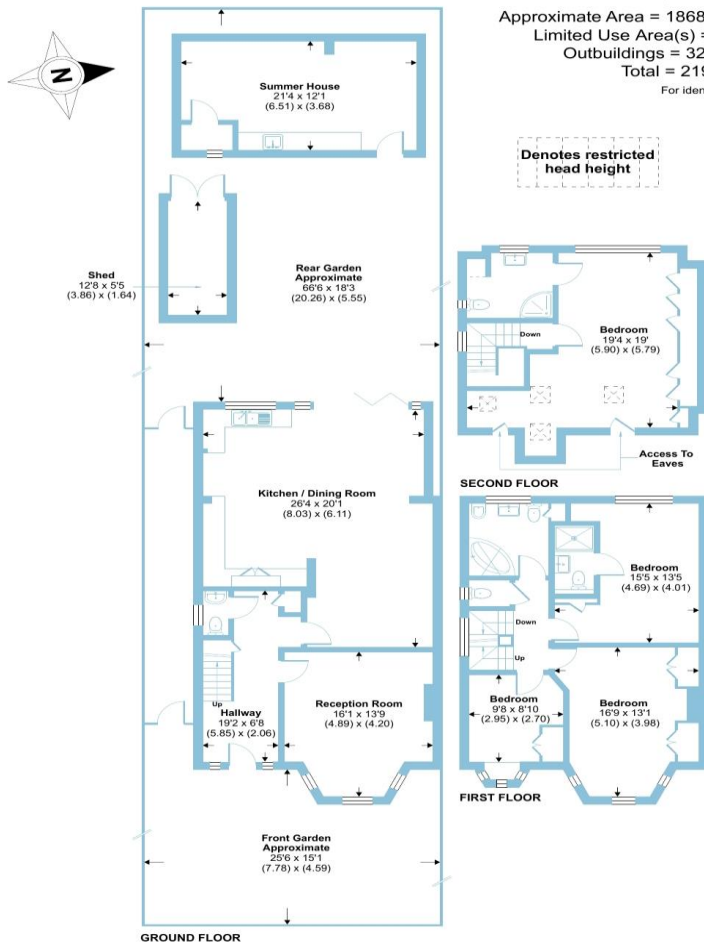




Bedford Avenue, Barnet EN5 2ER

Bedford Avenue, Barnet, EN5

Approximate Area = 1868 sq ft / 173.5 sq m
 Limited Use Area(s) = 4 sq ft / 0.3 sq m
 Outbuildings = 326 sq ft / 30.2 sq m
 Total = 2198 sq ft / 204 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richiecom 2025. Produced for Barnard Marcus. REF: 1265745

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welcome to Bedford Avenue, Barnet

- Four-Bedroom Semi-Detached House
- Open Plan Extended Kitchen Diner
- West-Facing Rear Garden
- Summerhouse to Rear
- 0.2 miles to High Barnet Tube Station

Tenure: Freehold

EPC Rating: D

offers in excess of **£1,250,000**



Situated along a tree lined road and in the heart of High Barnet you will find this four-bedroom character filled semi-detached family home set over three floors. The property has been cared for over the years by the current owner and offers bright and spacious accommodation throughout.

This residence is approached via a well-maintained front garden comprising a welcoming entrance hall giving access to a lovely bay fronted living area and ground floor guest WC. To the rear of this residence offers a splendid open plan fitted modern kitchen to dining/living space. To the first floor you will find three good-sized bedrooms one of which offers an en-suite shower room, spacious family bathroom and separate WC. To the second floor you will find the master bedroom with en-suite shower room, fitted wardrobes and overlooking the homes rear garden. Externally a well-tended West-Facing rear garden is an ideal entertaining space and a lovely extension of this home which can be accessed via the kitchen space with access to a castle-like summer house offering wash facilities and is currently being used as fifth bedroom. High Barnet Tube Station is located 0.2 miles and New Barnet Mainline Station just 1.2 miles from this property and could be ideal for a buyer needing to commute into town. Ark Pioneer Academy (Ofsted Outstanding) is 0.4 miles from this property making this a perfect home for a family wanting to move into the area.

High Barnet is a market town that dates back to the 12th century. Its name is often abbreviated to just Barnet, which is also the name of the borough of which it forms a part. Located in zone 5, High Barnet tube station or New Barnet train station offers an easy commute in and out of Central London.

view this property online barnardmarcus.co.uk/Property/WTS107373



Property Ref:

WTS107373 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



barnard marcus



020 8446 6888



Whetstone@barnardmarcus.co.uk



1285 High Road, Whetstone, LONDON, N20 9HS



barnardmarcus.co.uk