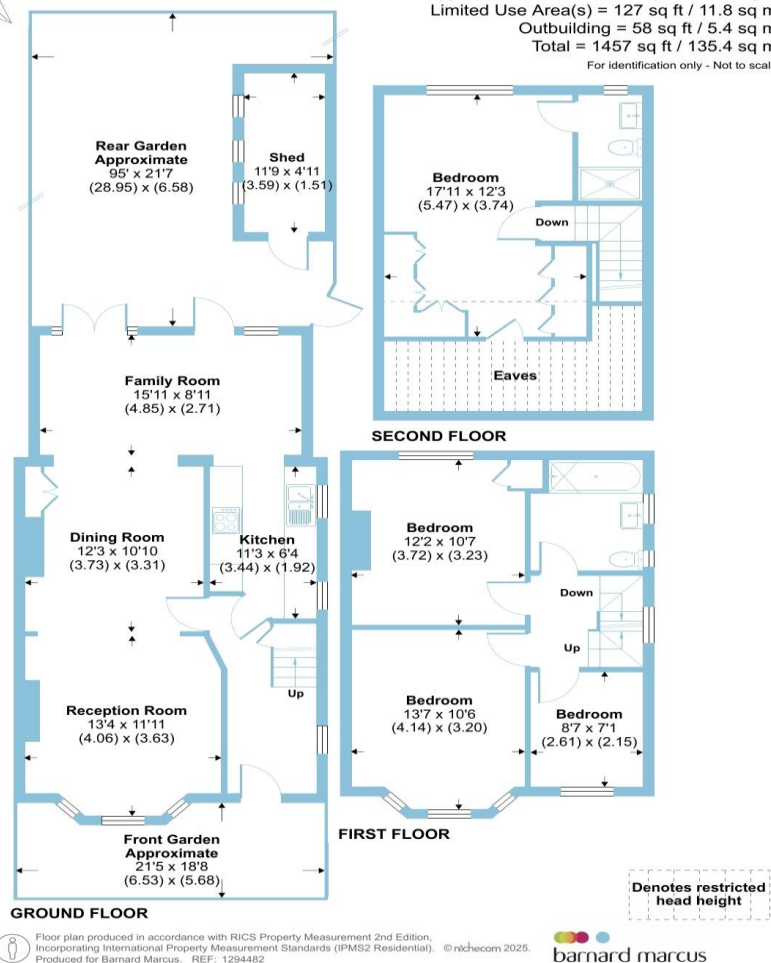


Grasvenor Avenue, Barnet EN5 2DB



Grasvenor Avenue, Barnet, EN5

Approximate Area = 1272 sq ft / 118.2 sq m
 Limited Use Area(s) = 127 sq ft / 11.8 sq m
 Outbuilding = 58 sq ft / 5.4 sq m
 Total = 1457 sq ft / 135.4 sq m
 For identification only - Not to scale



welcome to Grasvenor Avenue, Barnet

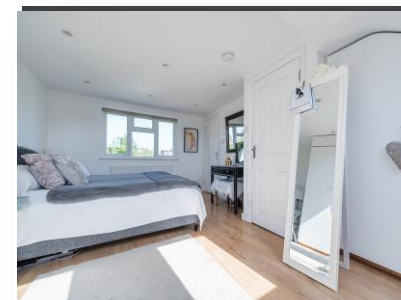
- Four Bedroom Semi-Detached House
- Rear Garden in excess of 90'
- 0.3 miles to Ark Pioneer Academy, Ofsted Outstanding
- 0.6 miles to High Barnet Tube Station
- Family Bathroom + En-Suite

Council Tax Band: E

Tenure: Freehold

EPC Rating: D

£800,000



Situated along this peaceful residential road you will find this modern four-bedroom extended Semi-Detached Home. The property has been cared for over the years by the current owner and offers bright and spacious accommodation throughout. This well-presented family home offers bright and welcoming accommodation throughout. This residence has a bay fronted through lounge dining area, with fitted kitchen and additional family room leading onto and overlooking a well-kept rear garden in excess of 90' with external storage. The first floor boasts three good-sized bedrooms and family bathroom whilst to the front of this home there are wonderful views overlooking Barnet Playing Fields. As you reach the top floor you will find a master-suite with en-suite shower facilities. Located 0.6 miles from High Barnet Tube Station this home could be ideal for a family wanting to commute into the Centre of London as well as being within close proximity of the local areas well-regarded schools including Ark Pioneer Academy (Ofsted Outstanding) just 0.3 miles from this residence. 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 on the borders between Whetstone and the Green belt, 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/WTS107437



Property Ref:

WTS107437 - 0002

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 is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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