



Fitzjohn Avenue
High Barnet, Barnet, EN5 2HR
Guide Price £925,000



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Detached 4/5 Bedroom Family Home with Excellent Potential – 0.5 Miles from High Barnet Station

Situated on a highly sought-after residential road just 0.5 miles (800m) from High Barnet Underground Station (Northern Line), this well-presented four/five-bedroom, two-bathroom detached family home has been owned by the family for over 40 years and offers an excellent opportunity to modernise, improve, and extend (subject to the necessary planning permissions).

Extending to approximately 1,500 sq ft, the accommodation comprises a welcoming entrance hall, a fitted kitchen/breakfast room, a spacious reception room with direct access to the rear garden, a study/fifth bedroom with an en-suite shower room, utility area and a guest cloakroom.

Upstairs, the property offers four well-proportioned bedrooms and a family bathroom.

Outside, the home benefits from a beautifully maintained and secluded rear garden measuring approximately 90 feet, complete with side access, as well as a private driveway providing off-street parking.

Ideally located within walking distance of High Barnet Underground Station, the property is also close to New Barnet Overground Station, local bus routes, and The Spires Shopping Centre, offering a wide range of shops, cafés, restaurants, and boutiques. The area is well served by highly regarded schools, making this an ideal home for families.

EPC : D

BARNET COUNCIL TAX BAND : F

TENURE : Freehold





GROUND FLOOR

Entrance Porch

Hallway

Guest Cloakroom

4'8 x 5'2 (1.42m x 1.57m)

Utility/Cloakroom

Study

7'7 x 11'8 (2.31m x 3.56m)

Shower Room

7'6 x 6'4 (2.29m x 1.93m)

Lounge/Reception

11'7 x 19'9 (3.53m x 6.02m)

Kitchen/Breakfast Room

7'8 x 16'0 (2.34m x 4.88m)



FIRST FLOOR

Landing

Bedroom One

11'7 x 15'8 (3.53m x 4.78m)

Bedroom Two

7'9 x 19'10 (2.36m x 6.05m)

Family Bathroom

8'2 x 7'8 (2.49m x 2.34m)

Bedroom Three

8'4 x 10'11 (2.54m x 3.33m)

Bedroom Four

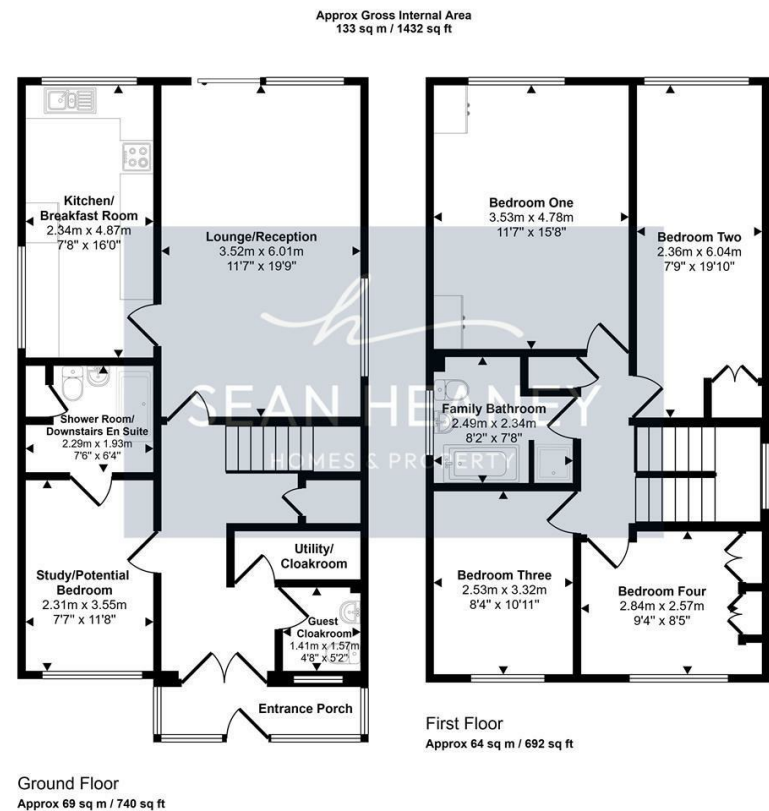
9'4 x 8'5 (2.84m x 2.57m)

GARDEN

23'8" x 83'5" (7.23 x 25.45)



Floor Plan

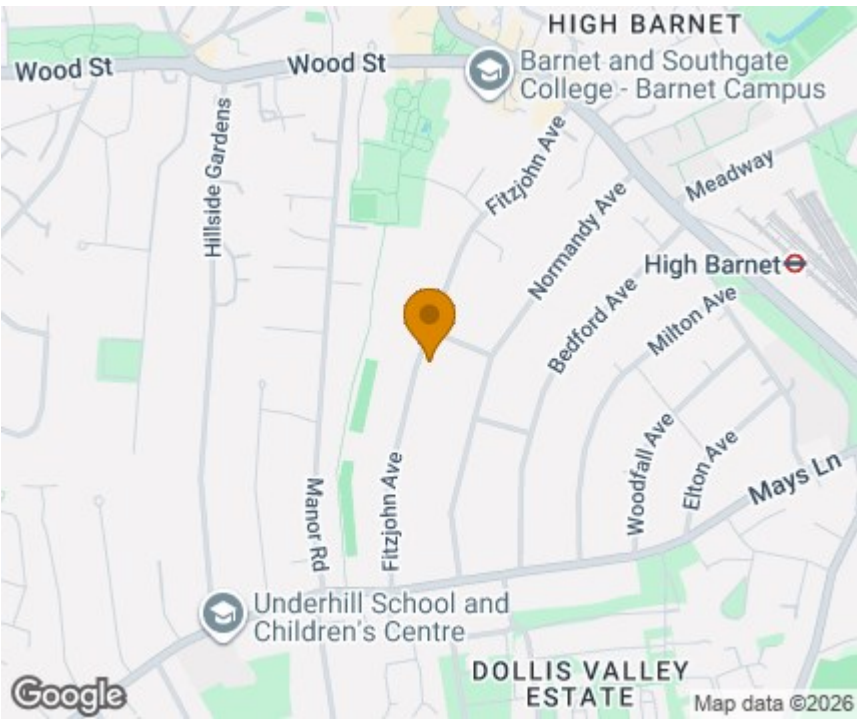


Viewing

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

- 1. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order, or fit for their purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.
- 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.
- 3. Room measurements have been made using a Laser Meter. Complete accuracy cannot be guaranteed and therefore the room sizes given should be regarded as being approximate.
- 4. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property.
- 5. Floor plans remain copyright of Sean Heaney Estate Agents and are not to be copied in part or full without written consent, are provided for illustrative purposes only and are not to scale.

Area Map



Energy Efficiency Graph

