



102 Salisbury Road, Barnet, EN5 4JN

£850,000

Lanes
ESTATE AGENTS

102 Salisbury Road, Barnet, EN5 4JN

Nestled on Salisbury Road in the charming area of Barnet, this delightful three-bedroom end of terrace Victorian house offers a perfect blend of classic character and modern convenience. The property has been thoughtfully extended to the rear, showcasing a spacious and recently refitted kitchen with underfloor heating that is sure to impress any culinary enthusiast. The kitchen features bi-folding doors that seamlessly connect the indoor space to the rear garden, creating an ideal setting for entertaining or simply enjoying the outdoors.

Inside, the home boasts three generously sized double bedrooms, providing ample space for family living or guests. The ground floor bathroom adds to the practicality of the layout, ensuring that everyday needs are met with ease. Additionally, the property benefits from a cellar, offering extra storage or potential for further development.

Conveniently located within a mile of High Barnet Underground station, this residence is well-connected for those commuting into London or exploring the surrounding areas. The vibrant local community, along with nearby amenities, makes this property an attractive option for families and professionals alike.

In summary, this charming Victorian house on Salisbury Road presents a wonderful opportunity to own a piece of Barnet's history while enjoying modern comforts. With its spacious living areas, beautiful garden access, and prime location, it is a must-see for anyone seeking a new home in this desirable part of North London.



Hallway	
Lounge	16'6" x 11'7" (5.03m x 3.53m)
Bathroom	8'7" x 8'3" (2.62m x 2.51m)
Kitchen/Diner	21'8" x 14'5" (6.60m x 4.39m)
Cellar	16'0" x 9'3" (4.88m x 2.82m)
(Restricted Head Height)	

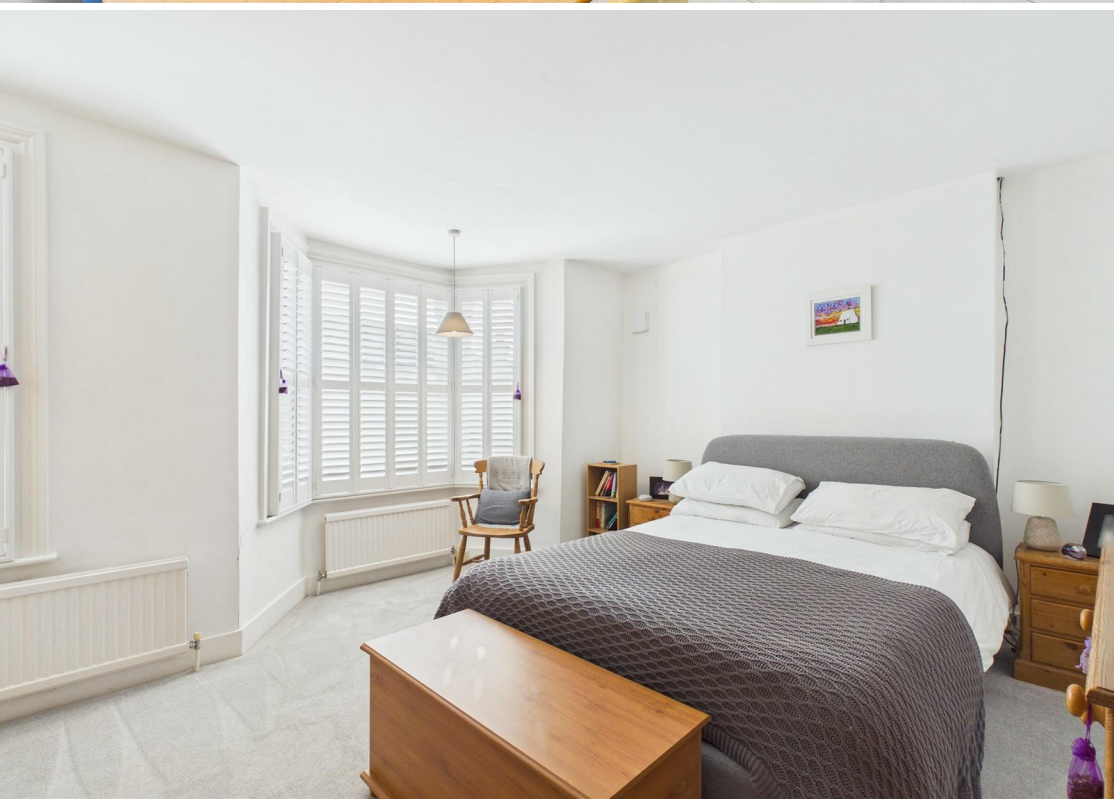
First Floor Landing

Bedroom One	15'10" x 13'5" (4.83m x 4.09m)
(into bay)	
Bedroom Two	14'5" x 9'2" (4.39m x 2.79m)
Bedroom Three	11'3" x 9'6" (3.43m x 2.90m)

Front Garden

Rear Garden

Lanes Estate Agents Enfield Town Reference Number
ET5319/AX/AX/AX/060326





Approximate total area⁽¹⁾

132 m²
1421 ft²

Reduced headroom

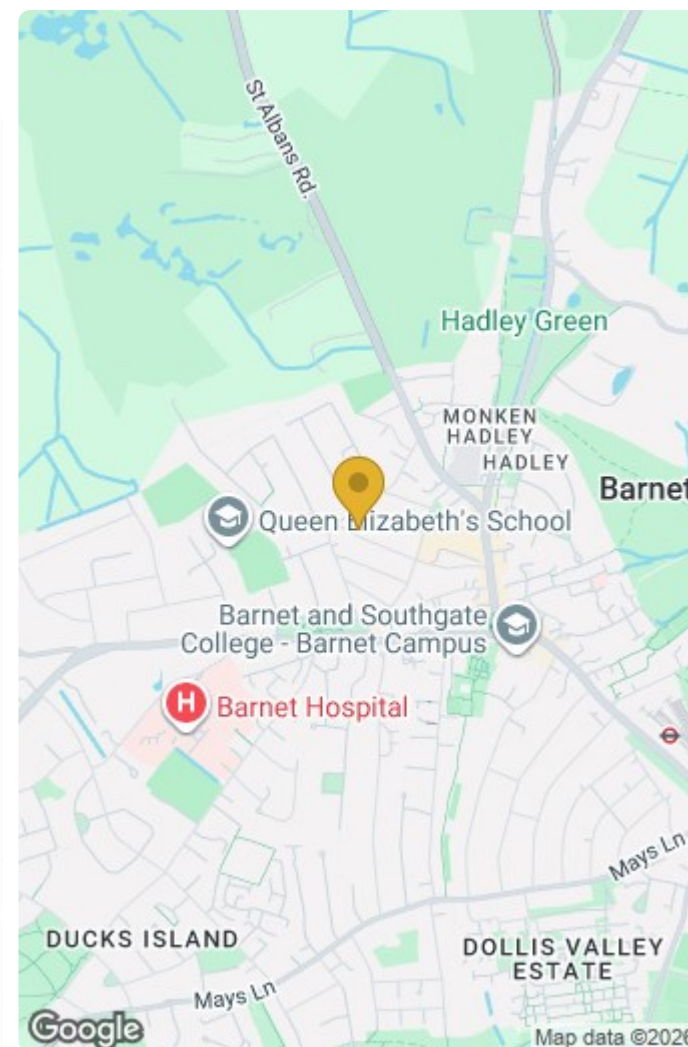
0.7 m²
8 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		70	87
England & Wales EU Directive 2002/91/EC 			

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales EU Directive 2002/91/EC 			

IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot state that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.

7 Savoy Parade Southbury Road, Enfield, EN1 1RT

