



**Lyonsdown Avenue
New Barnet EN5 1DX
£1,345,000 Freehold**

Lyonsdown Avenue , New Barnet

NEW TO THE MARKET- Real Estates are delighted to offer for sale this newly refurbished 4 bedroom, 3 bathroom detached house, situated in a popular residential turning.

This spacious family home has been finished to a high standard throughout to include an Italian designed kitchen/breakfast room with integrated appliances and quartz worktop, reception area open with the kitchen which leads out onto the landscaped garden through bi-fold doors, separate lounge, study, guest cloakroom and 3 bathrooms (2 en suite). Further features include LED lighting throughout, engineered wood flooring to ground floor and wrap-around resin driveway providing for ample cars.

ENTRANCE HALL

GUEST CLOAKROOM

RECEPTION ROOM 17'5 x 11'7 (5.31m x 3.53m)

KITCHEN/RECEPTION ROOM 33'4 x 21'10 (10.16m x 6.65m)

STUDY 8'8 x 6'3 (2.64m x 1.91m)

1ST FLOOR:

BEDROOM ONE 15'3 max x 10'11 (4.65m max x 3.33m)
With En Suite Bathroom

BEDROOM TWO 12'5 x 8' (3.78m x 2.44m)
With En Suite Shower Room

BEDROOM THREE 12' x 9' (3.66m x 2.74m)

BEDROOM FOUR 9'10 x 8'4 (3.00m x 2.54m)

FAMILY BATHROOM/WC

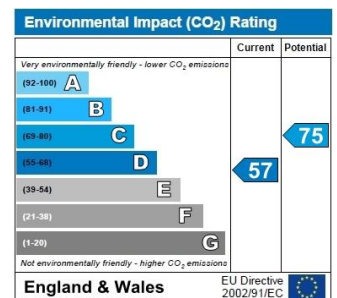
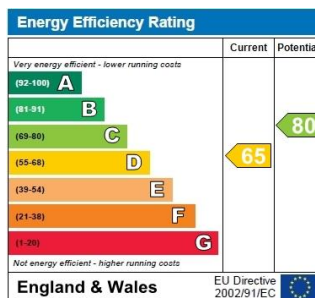
EXTERIOR:

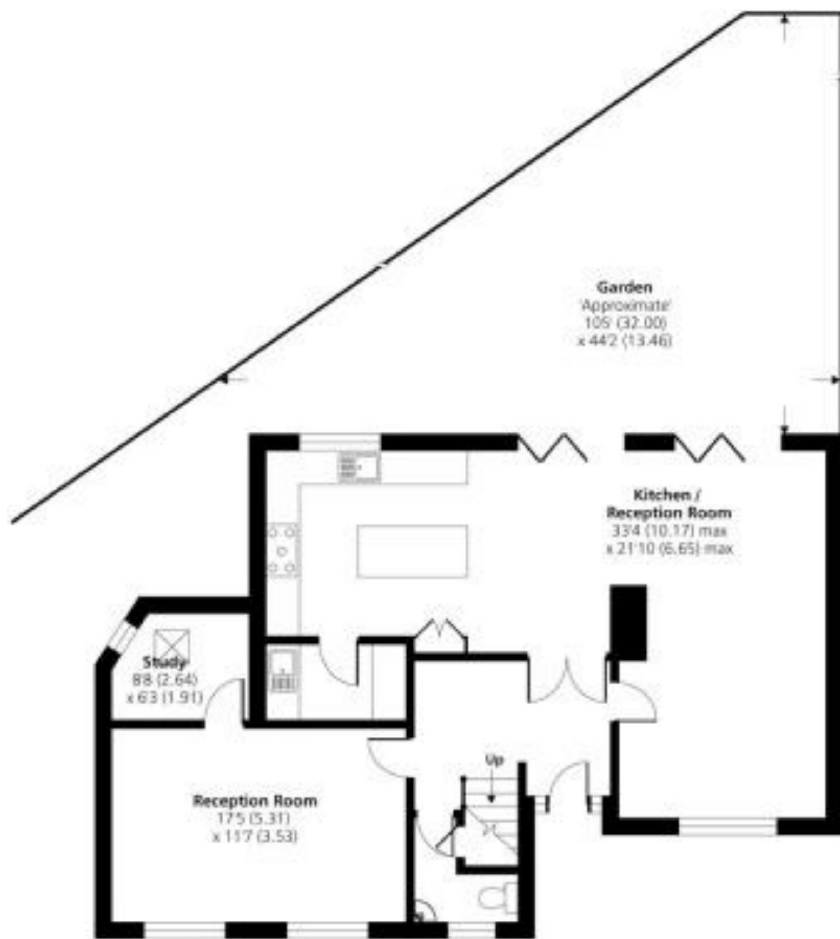
REAR GARDEN 105' x 44'2 (32.00m x 13.46m)

Viewing:

By prior appointment with the vendors agent Real Estates Tel: 0208 445 3132

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GROUND FLOOR



FIRST FLOOR



Denotes restricted
head height

GROSS INTERNAL FLOOR AREA 1758 SQ FT 163.3 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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