



Lyonsdown Avenue, New Barnet, EN51DU
£1,345,000



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**** CHAIN FREE **** Boasting a mature, south-east facing garden of approx 100 ft, this superb period detached home has been refurbished to a very high standard and offers bright and spacious accommodation throughout.

Situated on a sought after residential road, the property comprises double length living/dining room, modern kitchen/breakfast room with integrated appliances and vaulted ceiling, guest cloakroom, tv room, master bedroom with spacious en suite bathroom, 2nd floor bedroom with en suite shower and spectacular views, 2 further bedrooms and a family bathroom.

Externally, there is also a home office/gym, double length garage, front garden and off street parking for several cars.

Planning permission has been granted for a part single, part 2 storey rear extension and a single side extension. In addition, a certificate of lawful use has been issued for an outbuilding at the end of the rear garden.







Garden
30.20 x 14.50m
99'1" x 47'7"



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
A			A		
B			B		
C			C		
D			D		
E			E		
F			F		
G			G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

Energy Efficiency Rating: 68 (Current), 33 (Potential)
Environmental Impact (CO₂) Rating: 63 (Current), 31 (Potential)



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