



Lyonsdown Avenue, New Barnet, EN5 1DU  
Asking Price £1,150,000 Freehold Council Tax Band F

**REAL ESTATES**  
Est.1981

Estate Agents · Residential Sales · Investments · Lettings



Real Estates are delighted to offer for sale this beautifully presented detached family home situated on this sought-after road. This wonderful house offers bright and spacious accommodation throughout which comprises, a welcoming entrance hall, double aspect reception room with feature fireplace, dining room, fitted kitchen with separate utility room and a guest w.c. The first floor has 3 good size bedrooms, a family bathroom and several large storage cupboards. Externally there are attractive, low maintenance and mature surrounding gardens, an attached garage and a large frontage providing off-street parking for numerous cars. The property also offers plenty of potential to extend if required subject to the relevant planning.

Ideally located for the commuter, Oakleigh Park and New Barnet Main Line stations are within a 15 minute walk, the area is well served by numerous bus routes and many shopping amenities at Whetstone High Road and High Barnet High Street with their range of shops, bars, and restaurants just moments away. The area has many well-regarded schools both private and state.

Early viewing is recommended to avoid disappointment via the sellers Sole Agent Real Estates 020 8445 3132









Denotes restricted head height

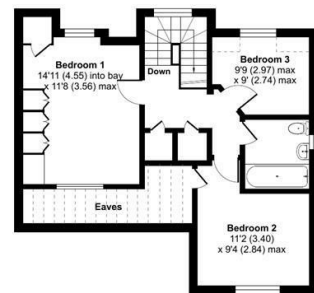
## New Barnet, Barnet, EN5

Approximate Area = 1339 sq ft / 124.3 sq m (includes garage)

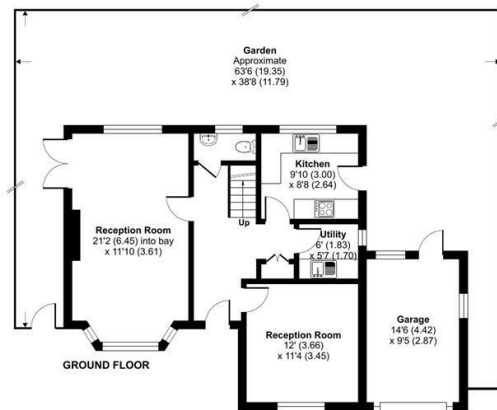
Limited Use Area(s) = 100 sq ft / 9.2 sq m

Total = 1439 sq ft / 133.5 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © richcom 2022. Produced for Real Estates - REF: 841982

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A (91-100)		84
B (81-90)		
C (69-80)		59
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
EU Directive		



Real EstatesTottenham Office:  
32 Tottenham Lane  
Tottenham N20 9QJ

ll : 0208 445 3132  
e : info@realestates-wsp.co.uk  
w : www.realestates-wsp.co.uk