



55b Woodville Road, Barnet, EN5 5NG  
Offers In Excess Of £725,000





## 55b Woodville Road, Barnet, EN5 5NG

Welcome to this charming semi-detached house on Woodville Road, Barnet! This delightful property boasts three reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three cosy bedrooms, two bathrooms and an addition ground floor W.C, there's plenty of space for the whole family to enjoy.

Situated in a prime location, this house is less than 20 years old, offering modern amenities and a contemporary feel. The West-facing rear garden is a lovely spot to enjoy your morning coffee or host a summer barbecue. Additionally, the convenience of off-street parking with an EV charging point is a fantastic feature for eco-conscious individuals.

The property's proximity to the train station and excellent transport links makes commuting a breeze, ideal for those with busy schedules. Furthermore, being in the catchment area for local schools provides a great opportunity for families with young children.

Don't miss out on the chance to make this house your home - book a viewing today and experience the wonderful lifestyle this property has to offer!



**Hallway**  
Wood flooring, stairs leading to first floor landing, door leading to W.C and door leading to Lounge.

**W.C**  
Frosted double glazed window to front aspect, low flush W.C, sink with mixer tap, spotlights, radiator and part tiled walls.

**Lounge** 14'1" x 12'1" (4.29m x 3.68m)  
Double glazed window to front aspect, radiator, wood flooring and doors leading to dining room and reception three.

**Dining Room** 11'0" x 8'6" (3.35m x 2.59m)  
Two double glazed windows to rear aspect, double glazed door leading to rear garden, under stair storage cupboard, wood flooring, radiator and door leading to kitchen.

**Kitchen** 11'0" x 6'6" (3.35m x 1.98m)  
Double glazed window to rear aspect, eye and base level units with roll top worksurfaces, stainless steel sink with mixer tap, drainer unit and separate water filtered tap, integrated washing machine, dish washer and fridge/freezer, freestanding cooker with fitted extractor hood, part tiled walls, spotlights and radiator.

**Play Room/Reception Three** 15'5" x 8'0" (4.70m x 2.44m)  
Wood flooring, loft access, radiator and door leading to conservatory.

**Conservatory** 9'0" x 8'6" (2.74m x 2.59m)  
Double glazed window to rear aspect, double glazed patio doors leading to rear garden and wood flooring.

**First Floor Landing**  
Doors leading to all rooms.

**Bedroom One** 12'10" x 8'8" (3.91m x 2.64m)  
Double glazed window to front aspect, radiator, fitted wardrobe, airing cupboard and door leading to ensuite.

**Ensuite**  
Frosted double glazed window to front aspect, low flush W.C, pedestal wash hand basin with mixer tap, shower cubicle, radiator, spotlights and part tiled walls.

**Bedroom Two** 11'0" x 8'6" (3.35m x 2.59m)  
Double glazed window to rear aspect, radiator, fitted wardrobe and study area.

**Bedroom Three** 11'0" x 6'3" (3.35m x 1.91m)  
Double glazed window to rear aspect and radiator.

**Bathroom**  
Frosted double glazed window to rear aspect, panel enclosed bath with mixer tap and shower attachment, pedestal wash hand basin with mixer tap, low flush W.C, spotlights, radiator and part tiled walls.

**Exterior - Front**  
Patio paved pathway, lawn area, shingled area, pattern brick paved driveway with EV charging point, gate leading to rear garden. East Facing.

**Exterior - Rear**  
Mature West facing rear garden, part patio paved, mainly laid to lawn with mature shrub, tree and bush borders, shed and gate leading to front garden.

**Lanes Estate Agents Enfield Property Reference**  
ET5181/AX/AX/AX/020924









ADT

55A

55B

Alarm  
Please  
Do Not  
Touch

Alarm  
Please  
Do Not  
Touch



GROUND FLOOR  
607 sq.ft. (56.4 sq.m.) approx.



1ST FLOOR  
416 sq.ft. (38.6 sq.m.) approx.

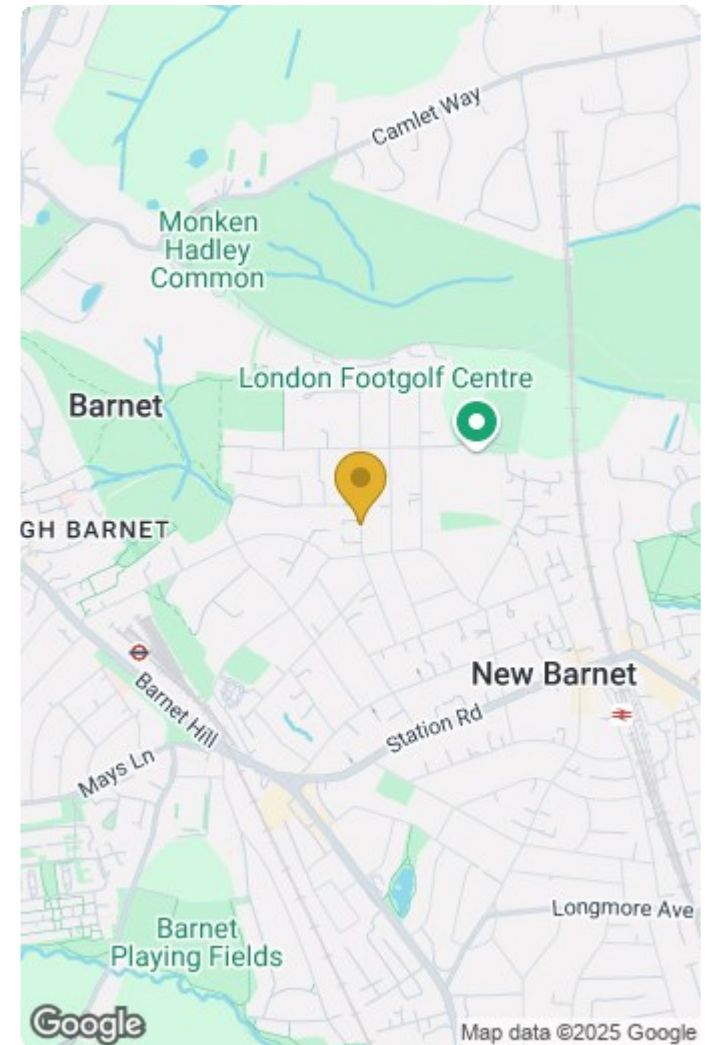


TOTAL FLOOR AREA : 1023 sq.ft. (95.0 sq.m.) approx.

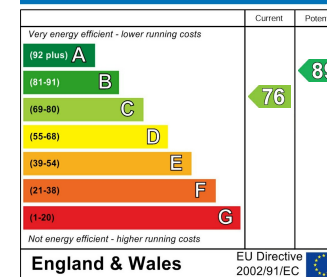
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS**

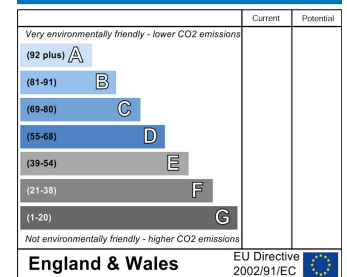
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**Energy Efficiency Rating**



**Environmental Impact (CO<sub>2</sub>) Rating**



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