



8 Cedar Lawn Avenue, Barnet, EN5 2LW

Offers In Excess Of £650,000

Lanes
ESTATE AGENTS

8 Cedar Lawn Avenue, Barnet, EN5 2LW

Nestled in the serene surroundings of Cedar Lawn Avenue, Barnet, this charming three-bedroom semi-detached house offers a tranquil retreat within a peaceful cul-de-sac. Built in 1930, this property exudes character and potential.

As you step inside, you are greeted by a spacious through lounge, perfect for entertaining guests or simply unwinding after a long day. The extended kitchen/diner provides a wonderful space for family meals, while the ground floor shower/utility room adds convenience to everyday living. This property boasts three bedrooms, offering ample space for a growing family or those in need of a home office as well as two bath/shower rooms across both floors.

The property features side access via a lean-to, offering additional storage space, and a driveway for convenient off-street parking. High Barnet Station is within easy reach, and local amenities are just a short walk away, adding to the convenience of the location.

While this property requires modernisation, it presents the opportunity to create a bespoke living space tailored to your taste. Don't miss the chance to transform this Chain Free quaint semi-detached home into your dream abode in the heart of Barnet.



Hallway		Bathroom	5'5" x 4'6" (1.65m x 1.37m)
Radiator, stairs to first floor landing, under stairs storage cupboard, airing cupboard. Doors to through-lounge, shower/utility room, and kitchen,		Double glazed frosted window to side aspect, tiled walls, wood panel enclosed bath with mixer tap and shower attachment. Pedestal hand basin with pillar taps, radiator.	
Reception One	12'3" x 13'7" (3.73m x 4.14m)	Front Garden	
Double glazed bay window to front aspect, radiator, archway leading to reception two.		Pattern brick paved, flower bed.	
Reception Two	11'8" x 11'9" (3.56m x 3.58m)	Rear Garden	
Double glazed sliding doors leading to garden, fireplace.		Mainly laid to lawn, paved patio, flower bed, plant and shrub borders, apple trees, timber shed, tap.	
Kitchen	12'0" x 11'1" (3.66m x 3.38m)	Lanes Estate Agents Enfield Reference Number	
Double glazed windows to rear aspect, tiled splashbacks, fitted double electric oven, integrated gas hob with extractor hood, stainless steel sink with mixer tap. Space for tumble dryer, dishwasher and fridge freezer. Base level and eye level units, radiator.		ET5189/AX/AX/AX/230924	
Lean-To	11'1 x 6'9" (3.38m x 2.06m)		
Windows to front aspect, door leading to front driveway and door leading to garden, radiator.			
Shower/Utility Room	6'9" x 8'5" (2.06m x 2.57m)		
Double glazed frosted windows to rear, part tiled walls, single shower, pedestal hand basin with mixer tap, low level closed couple w.c, radiator, plumbing for a washing machine, boiler.			
First Floor Landing			
Double glazed frosted window to front aspect. Doors leading to Bedroom One, Bedroom Two, Bedroom Three, Bathroom and W.C. Loft access.			
Bedroom One	12'0" x 12'8" (3.66m x 3.86m)		
Double glazed windows to front aspect, fitted wardrobes, radiator.			
Bedroom Two	11'0" x 11'9" (3.35m x 3.58m)		
Double glazed window to rear aspect, fitted wardrobes, radiator.			
Bedroom Three	8'0" x 7'2" (2.44m x 2.18m)		
Double glazed window to rear aspect, radiator.			
W.C	3'8" x 3'7" (1.12m x 1.09m)		
Double glazed frosted window to side access, part tiled walls, low level closed couple W.C.			





Floor plan of the first floor. The layout includes a Lounge, Dining Room, Kitchen, and a Shower Room/Utility Room. A central Lobby connects the Lounge and Dining Room to the Kitchen and Shower Room. A staircase leads up from the Lobby. A large area on the right is labeled 'LEAN TO' and 'ESTATE AGENCY'.

The floor plan shows a rectangular layout with three bedrooms (Bedroom 1, Bedroom 2, and Bedroom 3) in yellow, a bathroom and WC in light blue, and a central landing in tan. Bedroom 1 is at the top, with a wardrobe and a door to the landing. Bedroom 2 is on the left, with a wardrobe and a door to the landing. Bedroom 3 is at the bottom, with a door to the landing. The landing has a staircase with 'UP' and 'DOWN' directions. The bathroom and WC are adjacent to the landing.

IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

A map of the Barnet area in London. A yellow location pin is placed in the center of the map. To the left of the pin is a red circular icon with a white 'H' and the text 'Barnet Hospital'. To the right of the pin is a blue circular icon with a white graduation cap and the text 'Barnet and Southgate College - Barnet Campus'. The map shows various streets including A411, Mays Ln, and Barnet Ln. Other labels include 'Hadley Green', 'MONKEN HADLEY HADLEY', 'Barnet', 'JACKS ISLAND', 'DOLLIS VALLEY ESTATE', and 'Barnet Hill'. The Google logo is in the bottom left corner, and 'Map data ©2025' is in the bottom right corner.

	Current	Target
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	62	8

England & Wales

EU Directive 2002/91/EC

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales EU Directive 2002/91/EC

