



102 Salisbury Road, Barnet, EN5 4JN  
Offers In Excess Of £800,000



## 102 Salisbury Road, Barnet, EN5 4JN

Nestled on Salisbury Road in the charming area of Barnet, this delightful three-bedroom end of terrace Victorian house offers a perfect blend of classic character and modern convenience. The property has been thoughtfully extended to the rear, showcasing a spacious and recently refitted kitchen with underfloor heating that is sure to impress any culinary enthusiast. The kitchen features bi-folding doors that seamlessly connect the indoor space to the rear garden, creating an ideal setting for entertaining or simply enjoying the outdoors.

Inside, the home boasts three generously sized double bedrooms, providing ample space for family living or guests. The ground floor bathroom adds to the practicality of the layout, ensuring that everyday needs are met with ease. Additionally, the property benefits from a cellar, offering extra storage or potential for further development.

Conveniently located within a mile of High Barnet Underground station, this residence is well-connected for those commuting into London or exploring the surrounding areas. The vibrant local community, along with nearby amenities, makes this property an attractive option for families and professionals alike.

In summary, this charming Victorian house on Salisbury Road presents a wonderful opportunity to own a piece of Barnet's history while enjoying modern comforts. With its spacious living areas, beautiful garden access, and prime location, it is a must-see for anyone seeking a new home in this desirable part of North London.



**Hallway**

**Lounge** 16'6" x 11'7" (5.03m x 3.53m)

**Bathroom** 8'7" x 8'3" (2.62m x 2.51m)

**Kitchen/Diner** 21'8" x 14'5" (6.60m x 4.39m)

**Cellar** 16'0" x 9'3" (4.88m x 2.82m)  
(Restricted Head Height)

**First Floor Landing**

**Bedroom One** 15'10" x 13'5" (4.83m x 4.09m )  
(into bay)

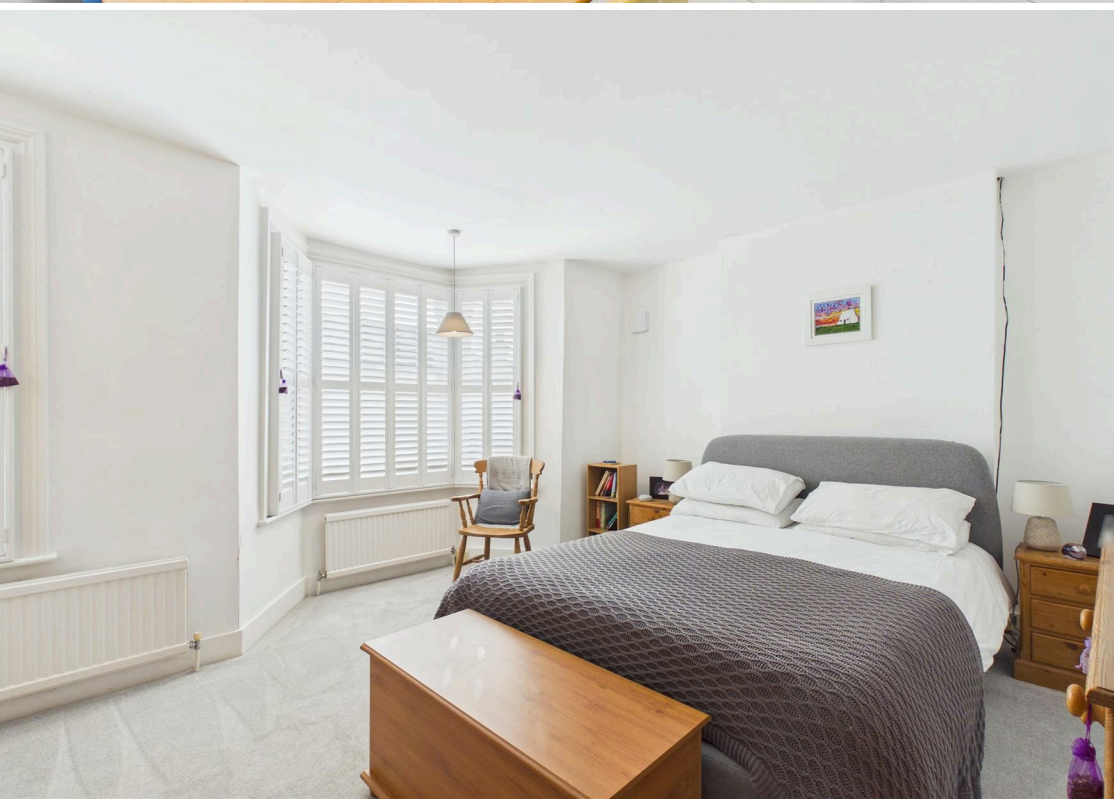
**Bedroom Two** 14'5" x 9'2" (4.39m x 2.79m)

**Bedroom Three** 11'3" x 9'6" (3.43m x 2.90m)

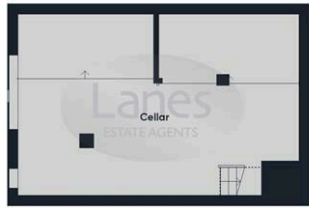
**Front Garden**

**Rear Garden**

**Lanes Estate Agents Enfield Town Reference Number**  
ET5319/AX/AX/AX/060326







Floor 0



Floor 1



Floor 2



**Approximate total area<sup>m</sup>**  
 132 m<sup>2</sup>  
 1421 ft<sup>2</sup>

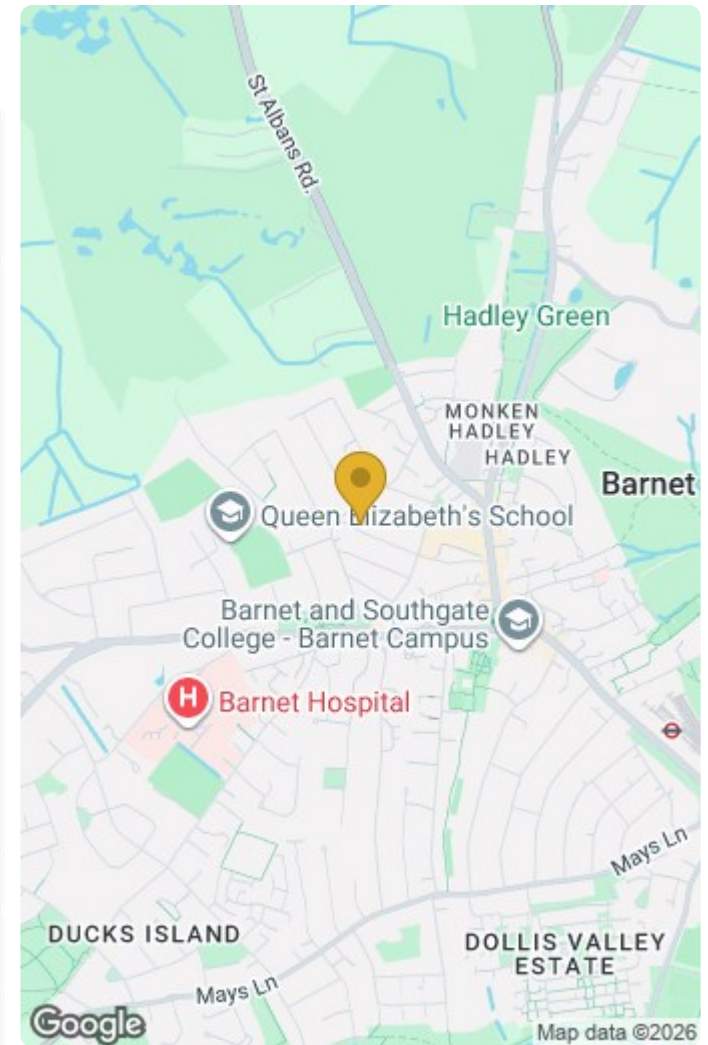
**Reduced headroom**  
 0.7 m<sup>2</sup>  
 8 ft<sup>2</sup>

(1) Excluding balconies and terraces.

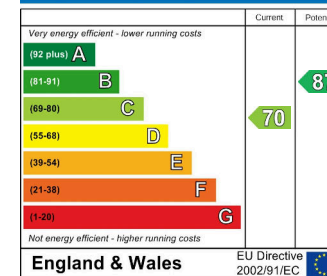
Reduced headroom:  
 ..... Below 1.5 m/5 ft.

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

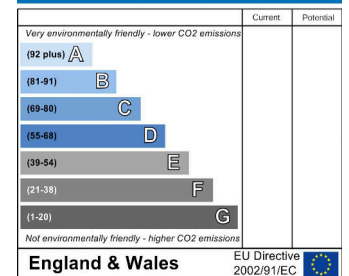
GIRAFFE360



**Energy Efficiency Rating**



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



**IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS**

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.

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