



Fitzjohn Avenue

£895,000

Archers

Land & Estate Agents

Fitzjohn Avenue

High Barnet, Herts EN5 2HP

Description:

This extremely impressive four bedroom semi detached family home is located moments from High Barnet Tube Station as well as the High Street with its assortment of shops, dining and leisure facilities, whilst also being situated within well regarded school catchment areas including St Catherine's Primary School and Queen Elizabeth Girls School. The property is arranged over three floors, offers versatile accommodation and provides superb room dimensions throughout. The ground floor includes an entrance hallway, guest shower room, utility room, playroom/study and living room with bay window. There is an elegant sitting room with a feature cast iron fireplace which leads to the modern kitchen/dining room with double doors overlooking the pretty rear garden. To the first floor are three bedrooms and a contemporary family bathroom, whilst a further staircase leads to the top floor master bedroom. A particular feature of the property is the master bedroom which has a floor to ceiling window providing stunning far reaching views over gardens, tennis courts and the recreational park beyond. The bedroom has ample provision for storage within large fitted wardrobes and there is a well proportioned en-suite shower room. The rear garden measures in excess of 100ft, enjoys a sunny Westerly aspect and has been beautifully landscaped being planted with an array of mature shrubs and trees providing a high degree of seclusion and privacy.

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Storm Porch

Via arched storm porch, timber entrance door with glazed inserts into

Entrance Hallway

Stairs rising to the first floor, laminate flooring, radiator, coving to ceiling, under-stairs storage cupboard, panel doors to

Living Room

14'2 x 12'7 (4.32m x 3.84m)

UPVC double glazed bay window to front elevation, coving to ceiling, radiator, laminate flooring, feature porthole window to front elevation.

Sitting Room

13'6 x 12'8/11'4 (4.11m x 3.86m/3.45m)

Coving to ceiling, radiator, laminate flooring, cast iron feature fireplace with wooden surround and mantle, open access to

Kitchen/Dining Room

19'1 x 18'1/8'0 (5.82m x 5.51m/2.44m)

Fitted with a modern range of wall and base units providing work top surfaces incorporating a composite one and a half bowl sink unit with mixer tap over, integrated dishwasher, built in five ring gas hob with stainless steel double width

canopy style extractor hood over, built in oven, tiled splashbacks, under-cabinet lighting, built in storage cupboard, door to utility room, UPVC double glazed window to rear elevation, UPVC double glazed double doors with complimenting side screens leading to the rear garden

Utility Room

16'4 x 8' (4.98m x 2.44m)

Fitted with wall and base units providing work top surfaces incorporating a stainless steel sink unit with mixer tap over, plumbing for washing machine, UPVC double glazed window to rear elevation, UPVC double glazed door to rear garden, door to study, door to

Downstairs Shower Room

Comprising of a low level w/c, wash hand basin set in contemporary vanity unit, shower cubicle with tiled walls and wall mounted showerhead, heated towel rail, tiled splashbacks, UPVC double glazed frosted window to rear elevation.

Playroom/Study

14'3 x 7'2 (4.34m x 2.18m)

The playroom/study can be accessed via the utility room or there is also a door to the front which leads to the original garage facade. Two skylight windows, inset spotlights

First Floor Landing

Stairs rising to the top floor, panel doors to

Bedroom Two

14'6 x 11'8 (4.42m x 3.56m)

UPVC double glazed window to front elevation, radiator, built in cupboard.

Bedroom Three

13'7 x 11'2 (4.14m x 3.40m)

UPVC double glazed window to rear elevation, radiator, coving to ceiling.

Bedroom Four

9'1 x 7'8 (2.77m x 2.34m)

A dual aspect room with UPVC double glazed window to side elevation and feature UPVC double glazed oriel bay window to front elevation, radiator, picture rail.

Family Bathroom

8'8 x 8'3 (2.64m x 2.51m)

A contemporary suite comprising of a panel bath with centrally mounted mixer tap and wall mounted showerhead, wash hand basin set in vanity drawer unit, low level w/c with concealed cistern, tiled walls, radiator, chrome heated towel rail, UPVC double glazed frosted windows to side and rear elevations.

Top Floor Landing

Door to

Master Bedroom

19'3 x 18'7 max (5.87m x 5.66m max)

A full height window to rear elevation providing superb far reaching tree top views, skylight window, built in eaves storage, inset spotlights, fitted wardrobes with sliding doors, vertical radiator, door to

En-Suite Shower Room

7'8 x 7' (2.34m x 2.13m)

A contemporary suite comprising of a glass shower cubicle with tiled walls, wall mounted controls and drench showerhead, low level w/c with concealed cistern, bidet, wash hand basin set in contemporary 'Zebrano' wood vanity drawer unit, tiled floor, tiled walls, inset spotlights, chrome heated towel rail, full height window to rear elevation.

Rear Garden

There is a paved patio seating area adjacent to the house and a shingle pathway leads through the lawned garden to the rear of the plot and to the timber built storage shed. The garden enjoys a sunny Westerly aspect and is planted with an array of mature trees and shrubs which provide a high degree of seclusion and privacy.

Off Street Parking

There is a driveway to the front of the property providing parking for two vehicles.

Tenure

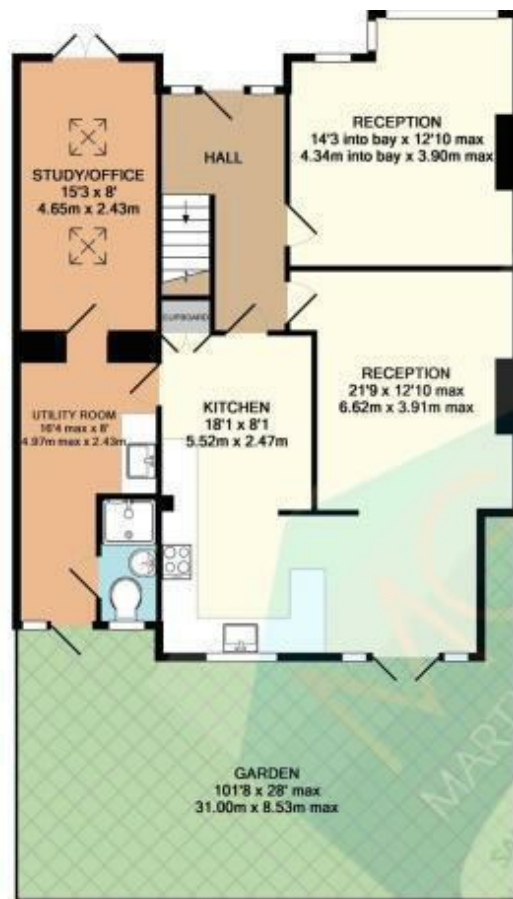
The tenure of the property is Freehold.







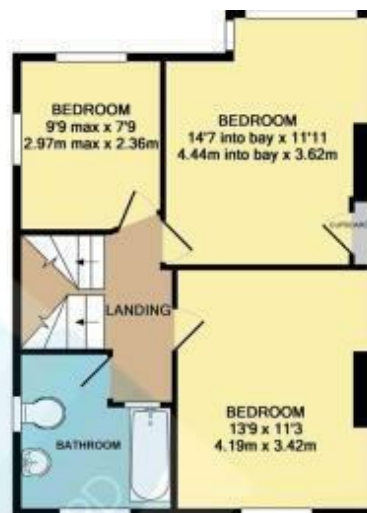




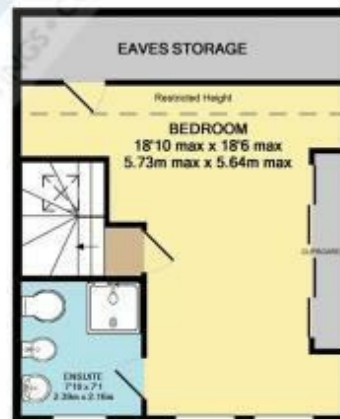
GROUND FLOOR



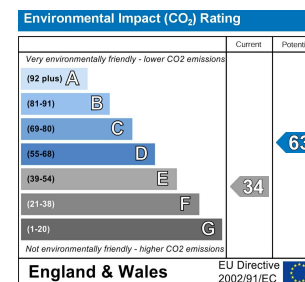
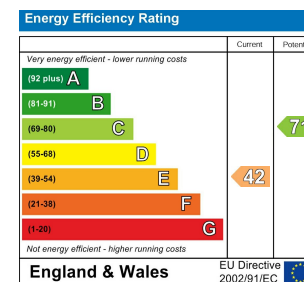
TOTAL APPROX. FLOOR AREA 1868 SQ. FT. (173.5 SQ.M.)
 GFA measurements are approximate. Not to scale. For information purposes only.



1ST FLOOR



2ND FLOOR



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