

Hamptons

INTERNATIONAL



Holly Park Road, Friern Barnet Lane, N11

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GUIDE PRICE

£450,000

(£445,000)

Property details



Key features

- Ground & First Floor
- Maisonette
- Living Room
- Fitted Kitchen
- Two Upstairs Double Bedrooms
- Shower Room
- Separate WC
- Own Rear Garden
- Share of Freehold
- Chain Free

Attributes

- Apartment

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Description

A well presented split-level, two-bedroom garden maisonette, converted from an attractive period terrace and offering its own private entrance and outdoor space. Accessed via steps down to your own front door, the property opens into a welcoming reception area, leading through an elegant archway into a bright living room. This space features a charming, angled bay window with fitted shutters and a striking feature fireplace and flows seamlessly into an open-plan kitchen/dining area. The kitchen is well-appointed with a range of wall and base units, complemented by granite worktops, and double doors open directly onto the private rear garden, perfect for indoor-outdoor living. The family shower room is conveniently located off the hallway and benefits from a window providing natural light and ventilation. Upstairs, there are two well-proportioned double bedrooms. The principal bedroom boasts a tall, angled bay window with shutters and bespoke fitted wardrobes within the alcoves. A separate WC serves the upper floor, adding further practicality. Outside Externally, the property enjoys both a private front area and a generously sized rear garden, featuring a patio seating area leading onto a lawn with a central terrace, ideal for entertaining, as well as a useful garden shed. Situation Ideally situated just off Friern Barnet Road, the property is within easy reach of local shops, bus routes, and excellent transport links, including New Southgate mainline station and Arnos Grove Underground station (Piccadilly Line). There is a fine selection of outstanding schools close by: Holly Park and St. John's Primary, also Wren Academy and Compton. Property Ref Number: HAM-63931







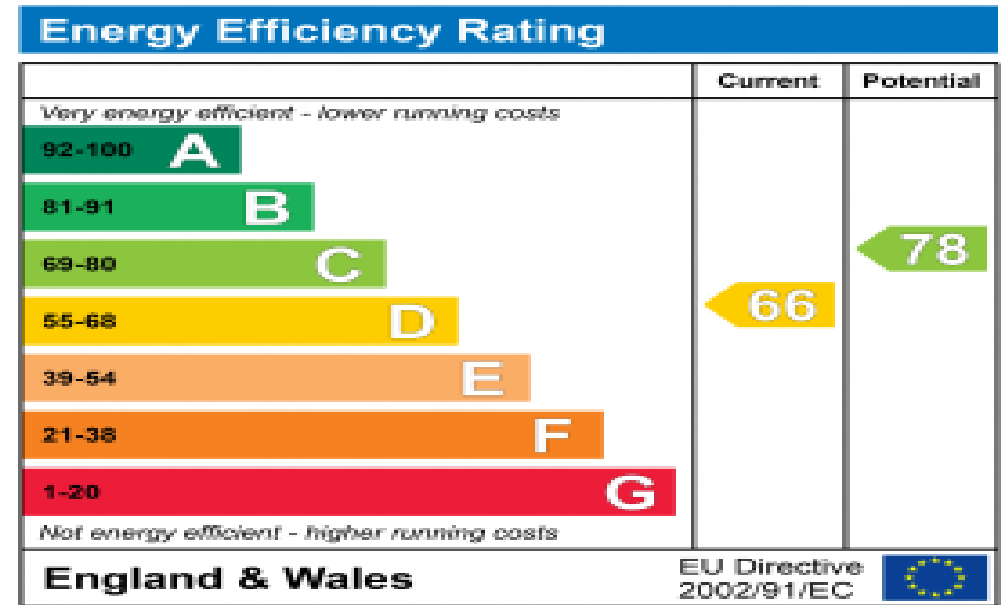












Floor plan

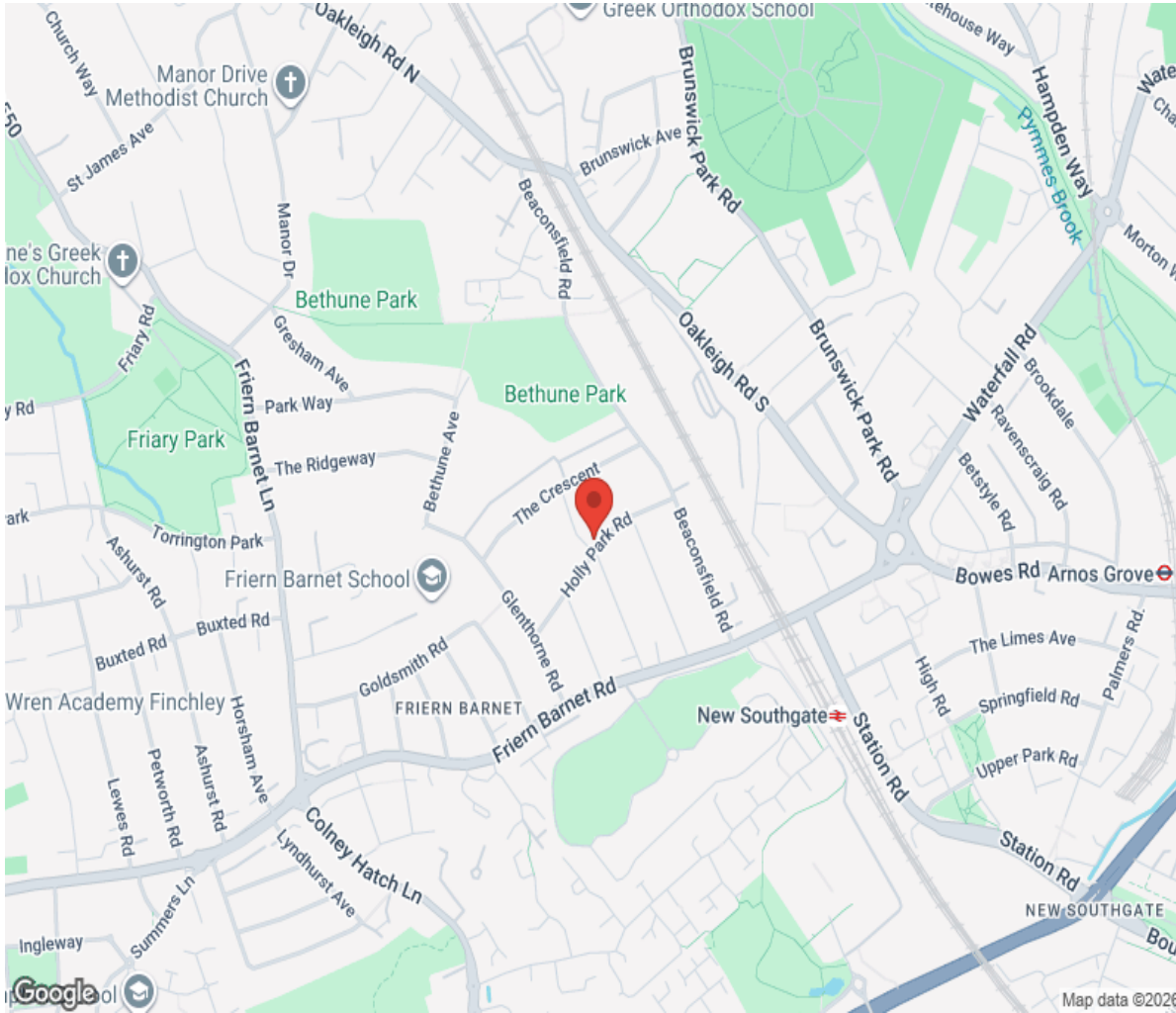
Approximate Area = 798 sq ft / 74.1 sq m
For identification only - Not to scale

1:50 (20) = Living Room



Floor plan produced in accordance with RICS Property Measurement 2nd Edition.

Location



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