



70 Normandy Avenue

BARNET, EN5 2JA

Offers In Excess Of £800,000

Paul Abbott-Williams

Property Expert

The Property Experts



A beautifully presented 3 bedroom period property set on a sought-after road and benefiting from off-street parking, a bright open plan reception room and no onward chain.

Property at a glance

3 Bedrooms

Period Property

Chain-Free

Sought-After Location

Off-Street Parking

EPC Rating - D

3 bed · 1 bath · parking



About This Property

Set on one of Barnet's most popular roads, this beautifully presented terraced home blends original period character with modern comfort.

The ground floor of the property offers spacious accommodation and comprises a welcoming entrance hall, a guest w.c, a large double length reception room with bay window, feature fireplace and built in storage, leading into a bright and airy open-plan kitchen.

On the first floor, the landing leads to 3 bedrooms and a family bathroom complete with bath and shower.

There is also scope to add further space, with loft conversion potential (subject to the necessary planning permissions).

Externally there is a mature rear garden with a large storage shed/utility cupboard and a paved sun terrace. The property also benefits from a driveway providing off-street parking and rear access.

Normandy Avenue is located within walking distance to the High Street and 'The

Spires' with its selection of shops, restaurants, and coffee shops.

High Barnet tube station (Northern Line) is only a short distance away, as are other major transport links.

Highly regarded primary schools are within walking distance as well as Queen Elizabeth's Girls and Queen Elizabeth's senior school for boys.

Tenure - Freehold





Floorplan and Details

Services

Property & Services information

Mobile Coverage: 4G coverage is available in the area - please check with your provider

Broadband Availability: Superfast broadband (FTTC) is available in the area

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

<https://labs.thinkbroadband.com/local/postcode-search>

Tenure

Freehold

Council Tax

Local Authority & Tax Band

Barnet Borough Council

2 Bristol Ave, London NW9 4EW

www.barnet.gov.uk

Tel 020 8359 2000

Tax band - E

Viewing

Viewing Arrangements

Viewing strictly by appointment with sole agent Paul Abbott-Williams - 07743 864294

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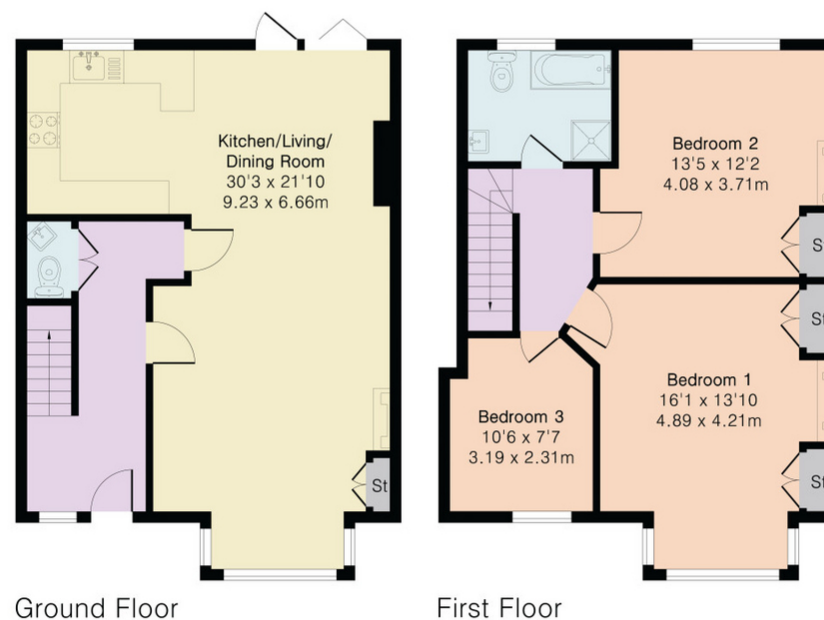
EPC Rating

D (60)

Approximate Gross Internal Area 1238 sq ft - 115 sq m

Ground Floor Area 610 sq ft – 57 sq m

First Floor Area 628 sq ft – 58 sq m



Barnet

High Barnet

High Barnet is a suburban town in North London, located within the London Borough of Barnet. Known for its rich history, green spaces, and strong community atmosphere, High Barnet combines the character of a traditional market town with the convenience of modern London living.

The town's origins date back to the medieval period, when it developed as an important market settlement along the Great North Road. One of the most significant events associated with the area is the Battle of Barnet, a decisive conflict during the Wars of the Roses that took place near the town.

Today, High Barnet is known for its attractive high street, which features a mix of independent shops, cafés, restaurants, and well-known retailers. The area is also home to several parks and open spaces, offering residents and visitors opportunities for recreation and relaxation. Nearby green areas such as Hadley Green contribute to the town's pleasant and semi-rural character.

Transport links make High Barnet a popular residential area. High Barnet Station serves as the northern terminus of the Northern line, providing direct connections to central London and making commuting convenient.



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The **Barnet** Property Expert

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Why choose The Property Experts to sell your property

Dedicated personal agent, so you have one point of contact from start to finish

Available 7 days a week, evening and weekend for your convenience

Dealing with a limited number of clients to give you a more personal service

An expert in marketing to provide the widest exposure to potential buyers

Trained in negotiation to extract the highest offer from buyers

Resulting in the maximum price for the seller and a smooth transaction

Hi, I'm Paul Abbott-Williams — a lifelong Barnet resident, husband and proud dad to Frankie, Betsie and Billy.

Property has always been a huge part of my life. I spent over 12 years working for a major high street estate agency before moving into recruitment, where I continued doing what I enjoy most — working closely with people, building relationships and helping individuals make important decisions with confidence.

Even after changing industries, my passion for property and the local community never disappeared. I strongly believe there's a gap in the market for a genuine local property expert who offers a more personal, transparent and modern approach.

Because I've lived in Barnet all my life, I understand the area, the people and what makes the community special. My aim is to provide honest advice, outstanding service and modern marketing that truly showcases homes and supports clients every step of the way.

"I have known Paul for a number of years and throughout that time I have always found him to be knowledgeable, approachable, and completely genuine. He takes the time to listen, offers honest advice, and is always willing to go the extra mile to help.



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These particulars are a guide only. Measurements are approximate and nothing here forms part of an offer or contract.

