



12 Jennings Way, Barnet

**STRUTT & PARKER**  
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## 12 Jennings Way, Barnet, Hertfordshire, EN5 4EQ

A bright and spacious five-bedroom detached property in well-connected Barnet

High Barnet underground station 1.4 miles (London Euston 27 mins), M25 (J23) 4.4 miles, St Albans 11 miles, London Heathrow Airport 33 miles

Porch | Reception hall | Sitting room  
Family room | Dining room | Office  
Gym | Changing room | Kitchen/  
breakfast room | Utility | Cloakroom  
Eaves storage | 5 Bedrooms | Family  
bathroom | En suite to principal  
bedroom | Shower room | Garden  
Double garage | Off street parking  
EPC rating C

### The property

An attractive and adaptable extended detached family home with a well-sized plot, located within a secluded cul-de-sac. It offers over 2,500 sq. ft. of light-filled accommodation across two floors, enjoying the best of the city and the country on its doorstep.

The porch opens to a wide double-height reception hall with cloakroom.

The accommodation flows naturally via double doors to the airy 24 ft. sitting room, where French doors to the terrace afford ample natural light. Adjacent via glazed doors is the equally sociable family room, also opening to the terrace and garden. There is room for a gym, adjacent changing room, a front-facing office and bedroom, both with bay windows, and a modern family shower room. The well-equipped kitchen features a large range of contemporary high gloss cabinetry, a breakfast bar and several NEFF appliances, alongside which is a utility and a dual-aspect formal dining room.

The first-floor landing with its elevated dormer views branches off onto four further bedrooms all of which enjoy good proportions, and a sizeable proportion of eaves storage. The 18ft. principal suite benefits from a sleek en suite shower room, whilst a modern family bathroom with dual sinks and a separate bathtub and walk-in shower completes the floor.





### Outside

The property sits in an ample set-back plot entered via a red-brick pillared tarmac driveway and herringbone terrace, leading up to the detached brick-built garage and to the rear garden. A paved patio provides an excellent spot for al fresco dining, whilst the well-established garden features a large, well-kept level lawn surrounded by manicured borders containing a mix of herbaceous plants, shrubs and trees.

### Location

Barnet is ideally located for easy road and rail access to both the countryside and central London, with links via the M25, A1M and M1 and a tube station just over a mile distant at High Barnet. As such it has access to an extensive array of shopping, sporting, recreational and cultural amenities, as well as a well-served high street. Notable schools in the area include Queen Elizabeth Boys, Queen Elizabeth Girls, Mount House and St John's.





Floorplans  
House internal area 2,557 sq ft (238sq m)  
For identification purposes only.

## General

**Local Authority:** Barnet Borough Council

**Services:** Mains electricity, gas, water and drainage

**Council Tax:** Band G

**Tenure:** Freehold

**Guide Price:** £1,600,000

## Sopers House

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☐☐☐☐ Denotes restricted head height

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