

**Barnet Road
Barnet**



Barnet Road, Barnet, EN5 3ES

This fabulous four bedroom detached residence offers circa 1715 sq ft of modern, stylish and versatile accommodation arranged over three floors.

Entering the home to a welcoming reception hallway, wonderful open plan family room/kitchen with doors leading out to the rear garden, guest cloakroom and stairs down to the lower ground floor and stairs up to the first floor. The lower ground floor consists of spacious sitting room, double bedroom, utility and shower room. The first floor has three bedrooms with en-suite facilities to the principal bedroom, family bathroom.

The rear garden benefits from side access and has a paved seating area ideal for outdoor entertaining and al fresco dining, with the remainder laid mainly to lawn, garden shed. The frontage is laid mainly to paving and provides off street parking.

Located in the leafy Arkley/ Barnet, it's just a 30-minute jaunt to Central London by rail, and a few minutes' drive to High Barnet tube station, yet the area benefits from a slower pace of life. It's a place to wander to the local pub and feel involved in local community, while still enjoying the access that being so close to the London Underground allows. Excellent schools, an inspired mix of retail, the rolling hills of Hertfordshire on one side, the bright lights of London on the other.



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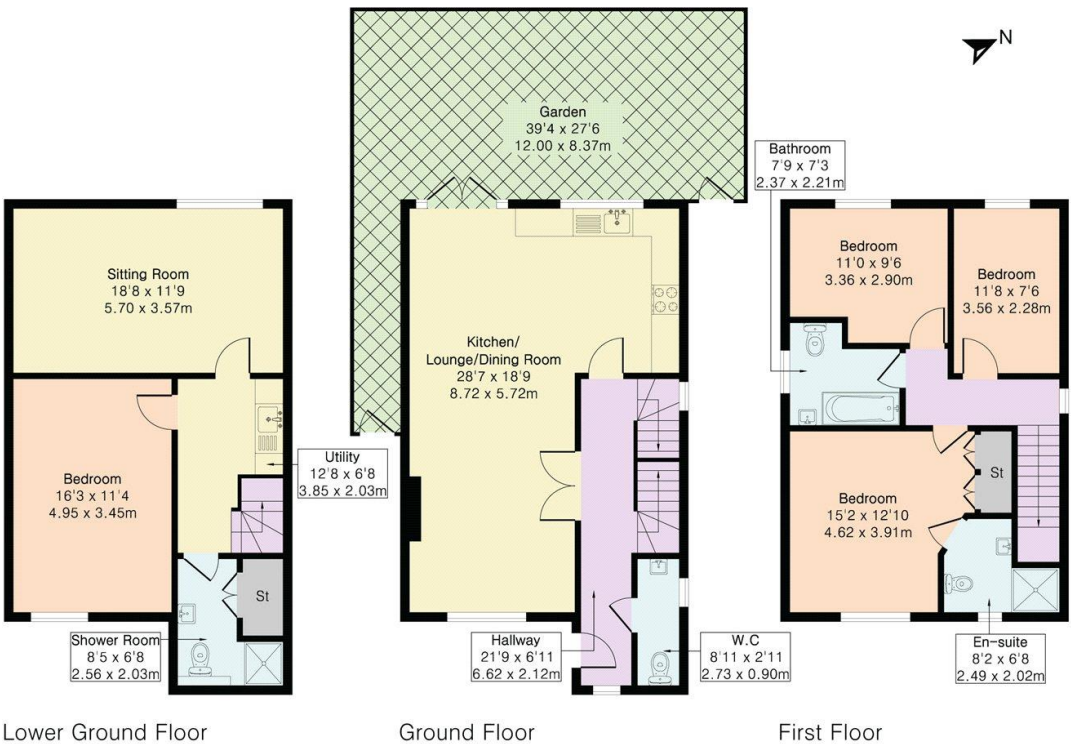
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Approximate Gross Internal Area 1715 sq ft - 159 sq m

Lower Ground Floor Area 585 sq ft – 54 sq m

Ground Floor Area 583 sq ft – 54 sq m

First Floor Area 547 sq ft – 51 sq m



Local Authority: Barnet
Council Tax band: G
Tenure: Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	86 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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