



**ABSOLUTE**  
PROPERTY

**5 Carson Road**  
**Barnet, London EN4 9EX**  
**Price Guide £850,000**



Absolute Property are pleased to offer this detached three bedroom family home which comes with planning for a substantial two story double fronted extension that will create additional bedroom(s) and further living space. Situated within a cul-de-sac and short walk to all the local amenities of Cockfosters including various shops, restaurants, cafes and pubs, local transport links include Cockfosters underground station (Piccadilly line) along with a great selection of bus links as well as being in the catchment area for a highly regarded school. There is a great selection of popular local schools that are within close proximity to the property. The open green spaces of Trent Park can also be found nearby.

On the Ground floor you will find a 22ft Luxury Kitchen/diner with built in Bluetooth speaker system, LED ceiling spot lights with hand gesture and smart capability, underfloor heating, two electric power opening skylights, two sinks, 1 mixer and champagne style sink, Instant boiling water "Quooker Tap", double built in slide and hide oven, touch sensitive power rise pop up plug/usb sockets, "Silestone worktops and downstands and Bespoke made to measure 7.5ft high Bi folding doors opening to the professionally landscaped rear garden

Benefits include a 22ft luxury kitchen/diner with bi fold doors opening to a secluded rear garden, guest wc, garage and driveway. Viewing is highly recommended to avoid disappointment

The property Comes with Planning permission to create a substantial two story double fronted extension that will create two additional bedrooms and additional living space.



**ENTRANCE:**

Front door opening to

**PORCH:**

Doors to guest WC and lounge

**GUEST WC:**

Comprising of low flush WC, hand/wash basin with mixer taps, upvc double glazed frosted window to front aspect

**LOUNGE:**

11.3 x 12 (3.35m.0.91m x 3.66m)

2 x upvc double glazed windows to front and side aspect, TV socket, radiator, open plan doorway to kitchen/diner, stairs to first floor landing

**KITCHEN/DINER:**

22.6 x 18.3 (6.71m.1.83m x 5.49m.0.91m)

Ceiling spot lights, built in Bluetooth speakers system, underfloor heating. Range of eye and base level units, built in double oven and double microwave. Built in induction hob and extractor, two sinks, 1 mixer and one champagne sink and instant hot water "quooker" tap, granite worktops, tiled flooring, porcelain tiled flooring, 2 x sky light windows, bi-folding doors opening to rear garden, breakfast bar, pop up electric socket, two electric power opening skylights.

**FIRST FLOOR LANDING:**

Doors to bedrooms one, two, three and bathroom. Airing cupboard, 3 x upvc double glazed windows to side aspect, loft access

**BEDROOM ONE:**

13.1 x 10.4 (3.96m.0.30m x 3.05m.1.22m)

Built in wardrobes, radiator, TV socket, upvc double glazed window to front aspect

**BEDROOM TWO:**

10.4 x 8.6 (3.05m.1.22m x 2.44m.1.83m)

Built in cupboard, radiator, double glazed floor to ceiling window

**BEDROOM THREE:**

8.1 x 5.10 (2.44m.0.30m x 1.52m.3.05m)

Radiator, double glazed window to front aspect

**BATHROOM:**

3 piece suite comprising of low flush WC, pedestal wash

hand basin with mixer taps, bath with shower attachment, radiator, upvc double glazed frosted window to rear aspect

**FRONT ASPECT:**

Driveway leading to garage with up and over door, rest laid to lawn, various shrub borders

**REAR GARDEN:**

Paved patio, steps up to rest mainly laid to lawn, shed, side access, outside lighting, outside tap and side access from both sides of the property.





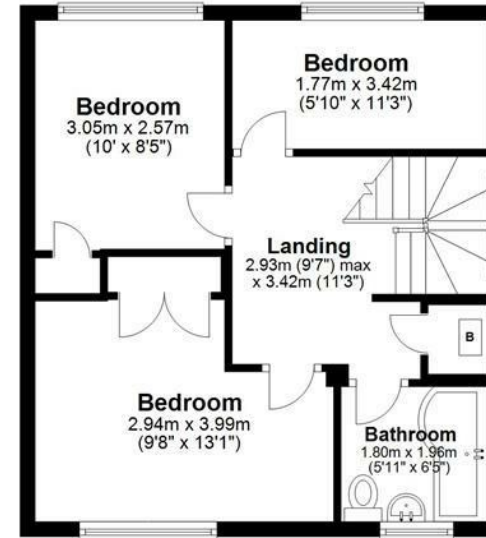
### Ground Floor

Approx. 78.1 sq. metres (840.1 sq. feet)



### First Floor

Approx. 40.7 sq. metres (438.6 sq. feet)



Total area: approx. 118.8 sq. metres (1278.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of this floor plan, no responsibility is taken for any error, omission or incorrect statement. When a garage outbuilding, garden and balcony are shown on the floor plan, their areas are included in the floor square area. The plan is for illustrative purposes and is to be used as such by any prospective purchaser or tenant.  
 Floor Plan prepared by Adrian Bunting 07753375565.  
 Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
105-95 kWh/m <sup>2</sup> A	Very energy efficient - lower running costs		
95-85 kWh/m <sup>2</sup> B			
85-75 kWh/m <sup>2</sup> C			
75-65 kWh/m <sup>2</sup> D			
65-55 kWh/m <sup>2</sup> E			
55-45 kWh/m <sup>2</sup> F			
45-35 kWh/m <sup>2</sup> G	Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
105-95 g/m <sup>2</sup> A	Very environmentally friendly - lower CO <sub>2</sub> emissions		
95-90 g/m <sup>2</sup> B			
85-80 g/m <sup>2</sup> C			
75-70 g/m <sup>2</sup> D			
65-60 g/m <sup>2</sup> E			
55-50 g/m <sup>2</sup> F			
45-40 g/m <sup>2</sup> G	Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC	