



Gloucester Road
New Barnet, Barnet, EN5 1NA
Price Guide £900,000

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BEAUTIFULLY PRESENTED SEMI-DETACHED EDWARDIAN HOME in SOUGHT AFTER RESIDENTIAL LOCATION. The IMMACULATELY RENOVATED 3 bedroom property offers fantastic family space with OPPORTUNITY TO EXTEND into the loft area (STPP). The property combines CONTEMPORARY LIVING with PERIOD FEATURES & HIGH CEILINGS. An attractive period stain glass entrance door leads to TWO SEPERATE RECEPTION ROOMS and a STYLISH SHOWER ROOM with underfloor heating. A large OPEN PLAN KITCHEN/BREAKFAST and UTILITY ROOM with underfloor heating, electric Velux rain sensitive skylights, opens via large pocket doors onto a HARDWOOD SUNDECK and leads onto a generous extended 70ft PRIVATE SOUTH FACING GARDEN, perfect for entertaining and relaxing family time. The first floor offers 3 LARGE BEDROOMS, a family bathroom and separate WC. Externally the MARSHALL PAVED DRIVEWAY provides OFF STREET PARKING for numerous vehicles and SIDE ACCESS TO THE REAR GARDEN. IDEALLY LOCATED FOR THE COMMUTER and for accessing London's entertainment and restaurants, with NEW BARNET MAINLINE a 5 minute walk (Kings Cross/Moorgate) and HIGH BARNET UNDERGROUND (Northern Line) within easy reach. The location benefits further from LOCAL SHOPPING FACILITIES, many GOOD & OUTSTANDING SCHOOLS, Parks and transport links.

** CHAIN FREE **

VIEWING STRONGLY ADVISED

EPC : D

GROUND FLOOR





Entrance Hallway

Reception Room
15'5 x 15'1 (4.70m x 4.60m)

Reception Room
13'3 x 10'3 (4.04m x 3.12m)

Kitchen/Breakfast Room
21'4 x 14'9 (6.50m x 4.50m)

Utility Room
7'9 x 4'3 (2.36m x 1.30m)

Shower/Cloakroom
7'9 x 5'9 (2.36m x 1.75m)

Sun Deck
19'0 x 8'11 (5.79m x 2.72m)

Garden Extends
70'1" (21.37)

FIRST FLOOR

Landing

Bedroom 1
15'5 x 12'5 (4.70m x 3.78m)

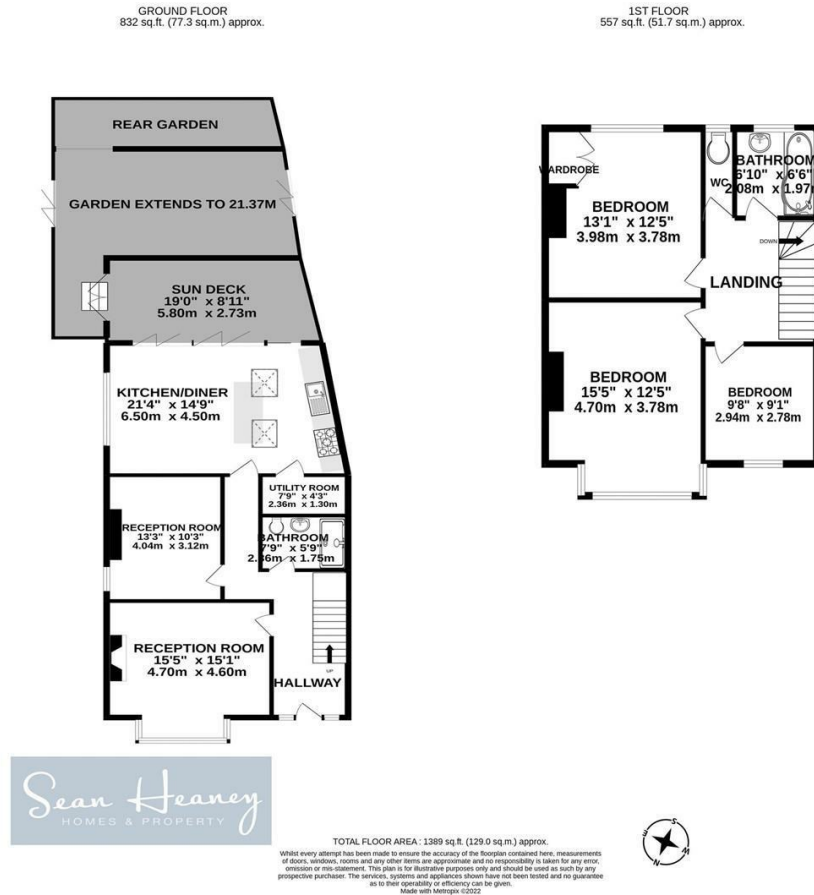
Bedroom 2
13'1 x 12'5 (3.99m x 3.78m)

Bedroom 3
9'8 x 9'1 (2.95m x 2.77m)

Family Bathroom
6'10 x 6'6 (2.08m x 1.98m)



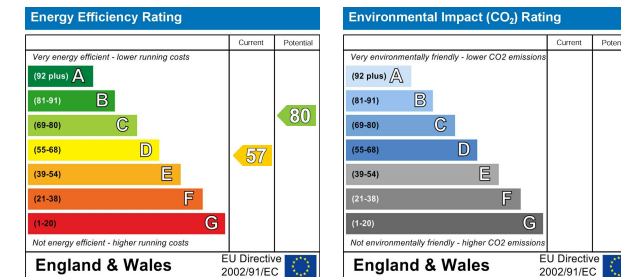
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Barnet Office on 020 8441 7173 if you wish to arrange a viewing appointment for this property or require further information.

1. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order, or fit for their purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.
2. References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor.
3. Room measurements have been made using a Laser Meter. Complete accuracy cannot be guaranteed and therefore the room sizes given should be regarded as being approximate.
4. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property.
5. Floor plans remain copyright of Sean Heaney Estate Agents and are not to be copied in part or full without written consent, are provided for illustrative purposes only and are not to scale.

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