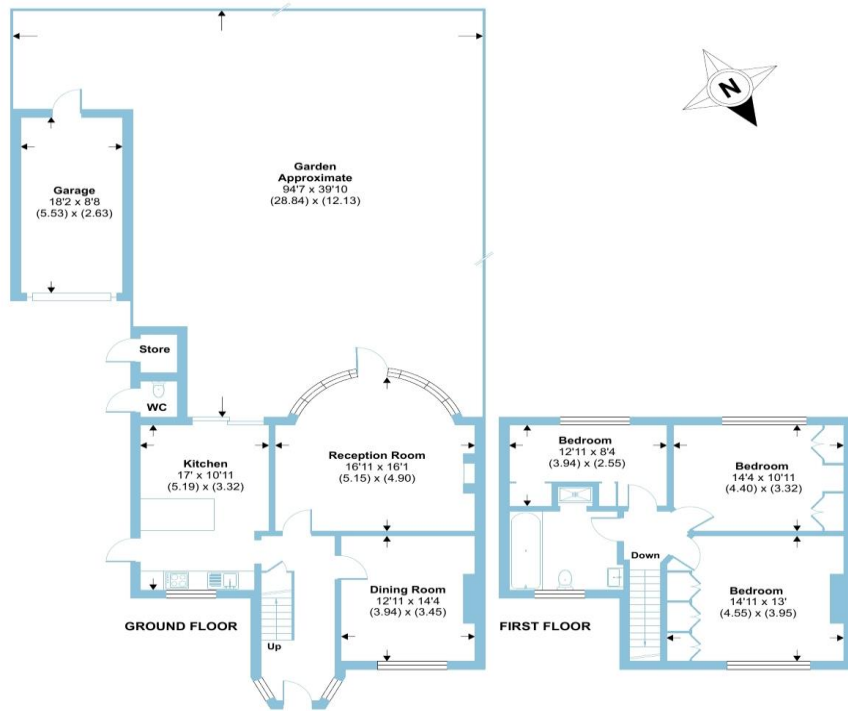




Gloucester Road, Barnet EN5 1RT

Gloucester Road, Barnet, EN5

Approximate Area = 1308 sq ft / 121.5 sq m
Garage = 157 sq ft / 14.5 sq m
Outbuilding = 24 sq ft / 2.2 sq m
Total = 1489 sq ft / 138.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Barnard Marcus. REF: 1262084

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welcome to Gloucester Road, Barnet

- Three Bedroom Semi-Detached Home
- Southerly Facing Rear Garden
- Large Front Driveway
- 0.3 miles to New Barnet Station
- Potential to extend subject to planning consents

Tenure: Freehold

EPC Rating: D

Council Tax Band: F

£950,000



This three-bedroom semi-detached residence located in this popular road and has been well-maintained by the current owner offering great potential for someone to put their own stamp on this lovely residence. This residence is approached by garage own-driveway for numerous cars. Comprising of a welcoming entrance hall giving access to a good-sized reception room, dining area, separate modern fitted kitchen diner and external w/c. To the first floor you will find three well-proportioned bedrooms and fitted family bathroom. Externally there is well-tended southerly facing rear garden and can be accessed via the living area with a wonderful bay window overlooking the rear and kitchen whilst to the side you will find a separate garage and storage area. The property is in close proximity to local shops, amenities, parks and transport links with New Barnet Station 0.3 miles away and could be ideal for a family with Lyonsdown Primary School positioned on the road. There is potential to extend subject to the necessary planning consents.

view this property online barnardmarcus.co.uk/Property/WTS107258



Property Ref:

WTS107258 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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