



Northumberland Road, EN5 1EB  
Price Guide £1,250,000 Freehold

Council Tax Band G

**REAL ESTATES**  
Est.1981

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Real Estates are delighted to offer for sale this substantial 4 bedroom semi-detached family home, situated in a sought after residential road, ideally located for numerous bus routes, as well as both High Barnet, Totteridge & Whetstone Northern Line tube and Oakleigh Park mainline (20 mins overground to the City) stations.

This thoughtfully extended property comprises 3 reception rooms, guest cloakroom, a large, modern kitchen and utility room to the ground floor. The 1st floor offers 3 double bedrooms and a family bathroom. A principal bedroom with en-suite bathroom and Juliet balcony completes the accommodation on the 2nd floor.

Externally, the driveway provides off street parking for 2/3 cars and no restrictions on the main road for visitors. To the rear, the beautifully maintained garden extends to approx 150 ft, with a York Stone paved patio and steps up to the lawn with mature flower borders and trees. Irrigation system to patio flowerbeds. Outside lighting.

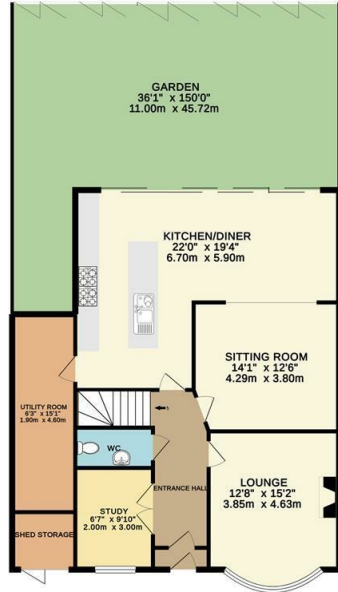
The area is also served by well regarded private and state schools. The Spires shopping centre & Whetstone High Road is close with its many shopping amenities and Pure gym is also nearby.

Please contact our Totteridge office for further information or to arrange a viewing.

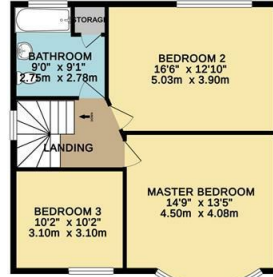




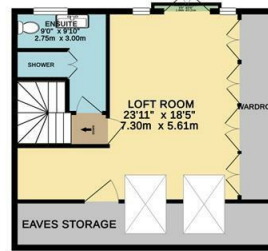
GROUND FLOOR 1102 sq. ft.  
( 102.4 sq. m. )



1ST FLOOR 673 sq. ft.  
( 62.5 sq. m. )



2ND FLOOR 585 sq. ft.  
( 54.3 sq. m. )



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		82
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D	52	
Not very energy efficient - higher running costs	E		
Energy inefficient - higher running costs	F		
Very energy inefficient - higher running costs	G		

EU Directive



Northumberland Road, ; Hertfordshire; Barnet, EN5 1EB

TOTAL FLOOR AREA: 2360 sq. ft. ( 219.2 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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