



**3 Bed House - Semi-Detached  
located in Margaret Road  
New Barnet**

**Duncan Perry**  
SALES ■ LETTINGS ■ COMMERCIAL



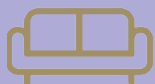
Margaret Road  
New Barnet  
EN4 9RB



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£2,900 Per Calendar Month

This unique property that has been extended and personalised by the current owners to create a superb "one off" family home. The ground floor features a study/bed 4, a front reception that flows through to the kitchen, there is a utility and WC and a rear reception room/diner which is set lower to enjoy the views on to a superb south facing garden. On the first floor are three double bedrooms one of which has a dressing area and en suite and a mezzanine sleeping area. Externally the property has off street parking and steps down to a secluded courtyard area. Viewings are essential!

#### FRONT OF PROPERTY

Off street parking. Covered refuse storage area. Steps down to the property itself . External lighting. Access leading round to the side of the property. To the front is a lower level courtyard garden area which is arranged in terraced sections and is wood clad with attractive planting. Access to front door with an open porchway and lighting above.

Wooden front door with spyhole opening into:

#### HALLWAY

Engineered wooden block flooring. Double radiator. Spotlights to ceiling. Under stairs storage cupboard which houses electricity meter and consumer unit. Turn flight stairs to first floor. Doorway through to:

#### STUDY/ GROUND FLOOR BEDROOM

Engineered wood flooring with under floor heating. Spotlights to ceiling. White UPVC double glazed window to front.

#### RECEPTION ROOM/KITCHEN

Continuation of engineered wood block flooring from hallway with under floor heating. White UPVC double glazed bay fronted window to front. Fitted bespoke storage and display wall with concealed storage options. Feature fireplace with wooden surround and tiled hearth. Open aspect extends through to:

#### Kitchen

Continuation of engineered wooden block flooring with underfloor heating. Kitchen features base and drawer units in white with white double thickness working surfaces above. Central island unit which houses Siemens ceramic five ring hob and above that a suspended extractor and versatile storage options. Neff integrated oven. Electrolux integrated microwave. Recessed Blanco sink with matching drainer in stainless steel with mixer tap. Integrated Kenwood dishwasher. Spotlights to ceiling. Metro style tiling. Above the sink is an open "vista" window with views to the garden and overlooking the rear reception room. Integrated fridge and freezer. Doorway through to:

#### UTILITY ROOM

Fitted with white base and drawer units with white working surfaces above. Stainless steel sink and drainer with mixer tap. Spot lights to ceiling. Shelving. Cupboard which conceals the washing machine/ tumble dryer (not included) Wood block and tiled flooring. Further storage units in a wood effect. Glazed Vista window onto rear reception room and garden beyond. Doorway through to:

#### GROUND FLOOR WC

Features a Duravit WC with Grohe integrated flush and concealed cistern. Wash hand basin in white with corner mounted tap. Mosaic tiled splashback. Mirror above. Illuminated display cabinet. Extractor and spot lights to ceiling. Tiled floor.

#### REAR RECEPTION AREA/DINING ROOM

Accessed via steps down from the kitchen. Arranged as a dining room and a further 'snug' seating area. Tiled floor with underfloor heating. Full height glazed panels over looking the garden. Wooden bi-folding doors with picture windows above. Room benefits from wooden bespoke storage cabinets and book shelves. Media section housing tv etc.

#### FIRST FLOOR LANDING

Spotlights to ceiling. Access to loft. Light tunnel. Wood block flooring matching ground floor.

#### BEDROOM ONE

Spotlights to ceiling. White UPVC double glazed bay fronted window to front. Double radiator. Fitted bedside lights. Wooden fitted storage cupboard with glazed display unit above.

Features a separate dressing area with full height fitted wardrobes with sliding doors .

#### BEDROOM TWO

Spotlights to ceiling. White UPVC double glazed window to rear. Single radiator. Fitted wardrobes in wood with central drawer section and storage drawers below.



### BEDROOM THREE

Arranged in two sections

Section 1 - could be utilised as a dressing area or study

Engineered wood flooring. Double radiator. White UPVC double glazed window to front. Open aspect which leads through to main bedroom

Main bedroom section

Continuation of engineered wood flooring. White UPVC double glazed window to front. Panelled radiator. Fixed paddle style stairs rising to mezzanine floor which houses a double bed with open vista back onto the main section of the bedroom plus a Velux window to rear.



### ENSUITE SHOWER ROOM

Features a wet room style shower with wall mounted controls. Large over head shower head and fixed glazed panel. Duravit WC with Grohe integrated flush and concealed cistern. Duravit sink with mixer tap and pop up waste. Large mirrored section above. Mosaic tiling. Downlighters. Extractor. Chrome heated towel rail. Tiled walls. UPVC double glazed obscure glass window to rear. Velux style window with vaulted ceiling and spotlight.

### SHOWER ROOM

Features a large "walk in" shower with Hans Grohe wall mounted controls, hand held shower attachment and fixed over head shower. Large "his and hers" Duravit sink with separate wall mounted taps and controls. Duravit WC with Geberit integrated flush and concealed cistern. White UPVC double glazed obscure glass window to rear. Tiled walls and tiled floor. Extractor to ceiling. Spotlights. Chrome heated towel rail.



### REAR GARDEN

South East facing. From the rear reception you lead onto a large patio areawhere there is an attractive sunken pond. Steel Pergola. Borders retained by sleepers, which is a feature throughout the remainder of the garden. The borders are raised and divide the garden in to various sections with block paved pathways throughout. To the rear of the garden is a gravel section. There is a pathway which rises up to a large timber workshops/ storage unit which have power and lighting. This is dividend into separate sections offering versatile storage and enjoying raised views onto the garden from a decked area. Leading from the patio area is a side entrance which is block paved and leads to the front of the property. External lighting and tap. Doorway back onto the utility room. Wooden gate to front.

### AGENT NOTES

Holding Deposit £669.00

Dilapidations Deposit £3,346.00 - 12 month tenancy

EPC Rating - C

Council Tax Band E - Barnet Council



### Property Mis Descriptions Act

We believe this information to be accurate, but it cannot be guaranteed. If there is any point which is of particular importance, we will attempt to assist. All measurements quoted are approximate. Any discussions regarding a potential tenancy are subject to contract.

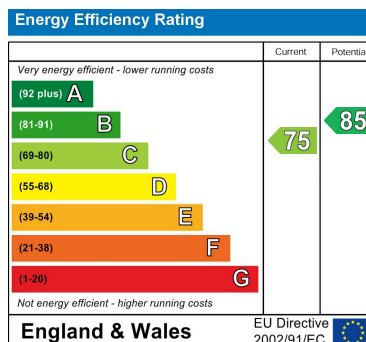


Margaret Road, Hertfordshire EN4

Total Area: 150.7 m<sup>2</sup> ... 1622 ft<sup>2</sup> Exc. Outbuilding

All measurements are approximate and for display purposes only

# Duncan Perry



## DIRECTIONS

Please refer to google maps using property postcode

## CONTACT

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