



Asking Price £570,000
Victoria Road, New Barnet EN4




BRITISH
PROPERTY
AWARDS

2021
2024

★★★★★

GOLD WINNER

ESTATE AGENT
IN BARNET

 **2**
Bedrooms

 **1**
Bathroom

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This modern 2-bedroom semi-detached house, built 9 years ago, offers a spacious layout with a southerly facing garden and allocated parking. The property includes a movie room and is conveniently located near New Barnet Train Station. Ideal for those seeking a well-connected home with ample outdoor space.

Located in New Barnet, this 2-bedroom, 1-bathroom semi-detached house offers a blend of modern living and convenience. Built 9 years ago, the property features a well-designed layout that includes a spacious reception area, a contemporary kitchen equipped with modern appliances, and a cozy movie room perfect for entertainment. The kitchen is fitted with ample cabinetry and integrated appliances, providing a functional space for culinary activities. The property boasts an amazing southerly facing garden, offering a serene outdoor retreat with a decked area, perfect for relaxation or outdoor dining. The garden is well-maintained and features a variety of plants, creating a lush and inviting atmosphere. Additionally, there is a greenhouse, ideal for gardening enthusiasts. Both bedrooms are generously sized, with large windows that allow natural light to flood the spaces. The bathroom is modern and includes a bath with an overhead shower, a washbasin, and a toilet. The property also benefits from allocated parking, ensuring convenience for residents. Situated very near to New Barnet Train Station, the house offers excellent transport links, making it an ideal location for commuters. The area is well-served by local amenities, including shops, restaurants, and schools, providing everything needed for daily living. The property is designed to accommodate a comfortable lifestyle, with thoughtful features and a practical layout. The inclusion of a movie room adds a unique touch, offering a dedicated space for entertainment. The allocated parking and proximity to transport links further enhance the appeal of this home.

ENTRANCE: 7' 09" x 8' 06" (2.36m x 2.59m) Double-glazed window to front aspect, tiled floor, spotlights, and radiator

W/C: 5' 04" x 6' 00" (1.63m x 1.83m)

Double-glazed window to the front aspect. wash hand basin, mixer tap with vanity unit, low-level flush w/c, heated towel rail, tiled floor, extractor fan.

KITCHEN /OPEN PLAN LIVING: 18' 00" x 15' 00" (5.49m x 4.57m)

KITCHEN AREA: Wall and base units, quartz work surface, stainless steel drainer with mixer taps, under unit lighting, integrated appliances - washing machine, dishwasher, wine cooler, fridge freezer, AEG oven and hob, extractor fan, Gas central heating boiler, spotlights, tiled floors, part tiled walls. LOUNGE AREA: Double-glazed window to rear aspect, double-glazed door to garden, radiator, spotlights.

LANDING: 8' 09" x 4' 10" (2.67m x 1.47m) Carpet, spotlights, loft ladder.

FRONT BEDROOM: 10' 09" x 7' 00" (3.28m x 2.13m)

Double-glazed window to front aspect, double-glazed door to Juliet balcony, carpet, storage cupboards, radiator, spotlights.

BATHROOM: 6' 00" x 7' 00" (1.83m x 2.13m)

Low-level flush W/C, heated towel rail, wash hand basin, panelled bath with mixer taps and wall-mounted shower, spotlights, tiled walls and floor.

REAR BEDROOM: 11' 05" x 15' 00" (3.48m x 4.57m)

Double-glazed window to rear aspect, double-glazed door to Juliet balcony, carpet, shelving, fitted wardrobe, spotlights.

LOFT: 13' 02" x 15' 02" (4.01m x 4.62m) Carpet, storage into eaves, power, and lighting. Currently used as a cinema room.

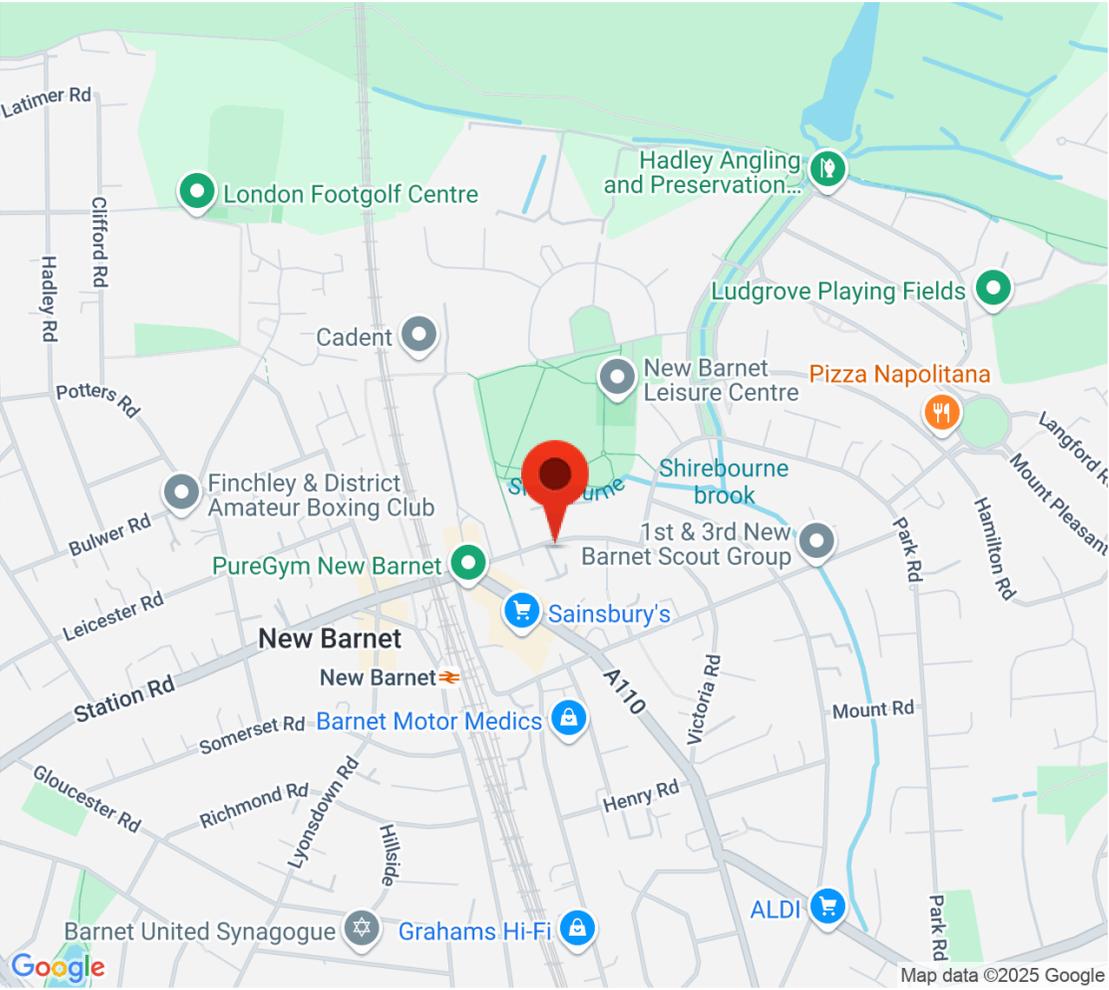
REAR GARDEN:

South-East facing garden, patio area, decking area, Garden shed. Additional parking is owned at the rear of the property.

SIDE GARDEN: 24' 06" x 6' 07" (7.47m x 2.01m) Fitted greenhouse.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	85	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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