



MARGARET ROAD, NEW BARNET, EN4

We are pleased to offer for sale, this partially extended, well-presented three-bedroom family home which is ideally situated between New Barnet and Cockfosters. With their abundance of local shops, restaurants, cafes & transport facilities it is well located for a variety of amenities. The property is also within catchment of several sought-after schools including Trent CofE Primary, Livingstone & Danegrove Primary, East Barnet Secondary, and JCoSS.

The ground floor comprises of a bright entrance hall into the 28ft through-lounge leading onto the conservatory. A 17ft well-fitted oak kitchen with stone worktops to the rear, plus the integral garage has been converted into a convenient Study/Bedroom 4 with an ensuite shower room. Upstairs, there are three well-proportioned bedrooms and a family shower room. The 55ft mature rear garden has a covered patio alongside the conservatory, as well as a pergola-covered seating area leading onto the lawn with its mature planted borders.

The property is well-presented but could benefit from some cosmetic updating and offers excellent potential to extend to the side, rear or even into the loft (STPP).



ACCOMMODATION

* BRIGHT & WELL PRESENTED SEMI DETACHED HOUSE * 3/4 BEDROOMS * THROUGH LOUNGE & ADDITIONAL REAR CONSERVATORY * OAK FITTED KITCHEN WITH QUARTZ WORKTOPS * FAMILY SHOWER ROOM & SEPARATE ENSUITE ON THE GROUND FLOOR * APPROX 55FT GARDEN WITH COVERED PATIO & MATURE BORDERS * OFF STREET PARKING FOR 2 CARS * CATCHMENT AREA FOR EXCELLENT LOCAL SCHOOLS * SERVICES: GAS CENTRAL HEATING * FEATURES: DOUBLE GLAZING

PRICE: £800,000 FREEHOLD OFFERS IN EXCESS OF

ENTRANCE HALL

Enter through the partially glazed, double wooden doors into this bright & spacious entrance hall. Solid Oak flooring & stairs leading to the first floor. Neutrally decorated, with access to the living/dining room, kitchen & study/bedroom 4.



THROUGH LOUNGE 28'3 x 13'4 (8.61m x 4.06m)

Double glazed bay window to the front and sliding patio doors to the rear, leading to the conservatory. Solid Oak wooden floors, decorative cornicing & ceiling roses.



LOUNGE AREA
A different aspect, showing the lounge area.



DINING AREA



CONSERVATORY 13'2 x 11'7 (4.01m x 3.53m)

Double glazed windows on three sides & double glazed French Doors to the rear, letting in lots of natural light. Tiled flooring & roof. Pendant lighting to the ceiling.



KITCHEN 17'6 x 9'10 (5.33m x 3.00m)

Dual aspect, with a double glazed window & double glazed door with window to the side, to the rear. Tiled flooring & splashbacks. Ample Oak Shaker floor & wall units, black quartz worktops. Ceramic hob with chimney hood above, fitted double oven, space for large American style fridge freezer. Spotlights to the ceiling.



KITCHEN (pic 2)



STUDY / BEDROOM 4 11'11 x 6'8 (3.63m x 2.03m)
Double glazed window to the side with radiator beneath. Oak flooring & access to the ensuite.



ENSUITE

Double glazed window to the side. A fully tiled ensuite comprising of a shower cubicle, low flush WC & pedestal wash hand basin with mirror above.



FIRST FLOOR LANDING

Double glazed frosted window to the side. Laminate flooring, radiator, dado railing & pendant lighting to the ceiling.



BEDROOM 1 14'6 x 13'4 (4.42m x 4.06m)

Double glazed bay window to the front with radiator beneath. Laminate flooring, pendant lighting & coving to the ceiling. Fitted wardrobe along one wall.



BEDROOM 1 (pic 2)



BEDROOM 2 13'4 x 11'4 (4.06m x 3.45m)

Double glazed window to the rear with radiator beneath. Laminate flooring, coving & pendant lighting to the ceiling. Fitted wardrobes along one wall.



BEDROOM 2 (pic 2)



BEDROOM 3 9'0 x 8'0 (2.74m x 2.44m)
Double glazed window to the front with radiator beneath. Laminate flooring



FAMILY BATHROOM
Double glazed frosted window to the rear. A good sized family bathroom comprising of a corner shower bath with glass shower screen, bidet, pedestal wash hand basin with large vanity unit beneath & mirror above, low flush WC & heated towel rail. Fully tiled, with spotlights to the ceiling.



FAMILY BATHROOM (pic 2)



COVERED PATIO

Accessed from the conservatory is this all season, good sized covered patio area.



GARDEN 55'0 (16.76m)

A beautifully kept, mature garden. Mainly laid to lawn with mature shrub & tree borders, two sheds & greenhouse.



REAR ELEVATION

A different aspect showing the pergola-covered seating area.

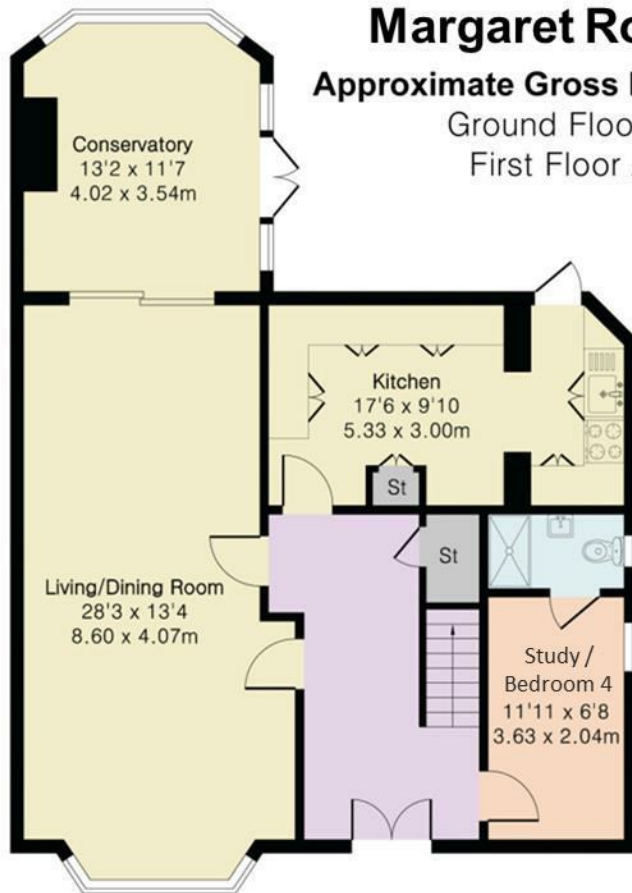


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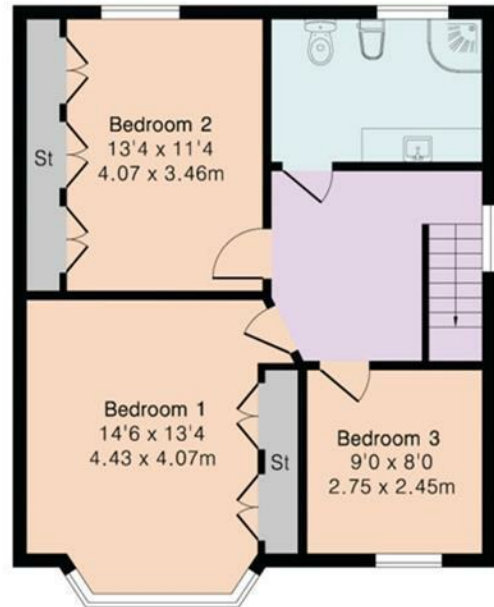
Approximate Gross Internal Area 1549 sq ft - 144 sq m

Ground Floor Area 945 sq ft – 88 sq m

First Floor Area 604 sq ft – 56 sq m



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	67	77
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order, or fit for their purposes. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration purposes only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate.

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