

est 1979

 Jeremy
Leaf & Co.



Gloucester Road, Barnet, EN5

Offers In The Region Of £2,750,000

- 10 year ABC new build warranty
- Fitted alarm and CCTV system
- Near to both High Barnet northern line station & New Barnet mainline station
- Built in wardrobes to every bedroom
- Air conditioning throughout
- Gated driveway with parking for multiple cars
- Underfloor heating
- Close to highly regarded private and state schools
- Versatile living accommodation

863 High Road, London, N12 8PT
020 8446 4295

newhomes@jeremyleaf.co.uk
<https://www.jeremyleaf.co.uk/>

Gloucester Road, Barnet, London, EN5 1RZ

This exceptional 5/6 bedroom new build detached family home is located on one of Barnet's most sought-after roads and set behind secure electric gates with off street parking for multiple cars.

This substantial high specification residence offers approx. 4200 sq. ft of versatile living accommodation arranged over three floors with high-quality finishes throughout.

There is a spacious open-plan kitchen / living / dining area at the heart of the home with bi-fold doors leading onto an expansive patio area and garden, ideal for outdoor dining and entertaining. There are two additional reception rooms on the ground floor as well as a separate utility room and guest cloakroom.

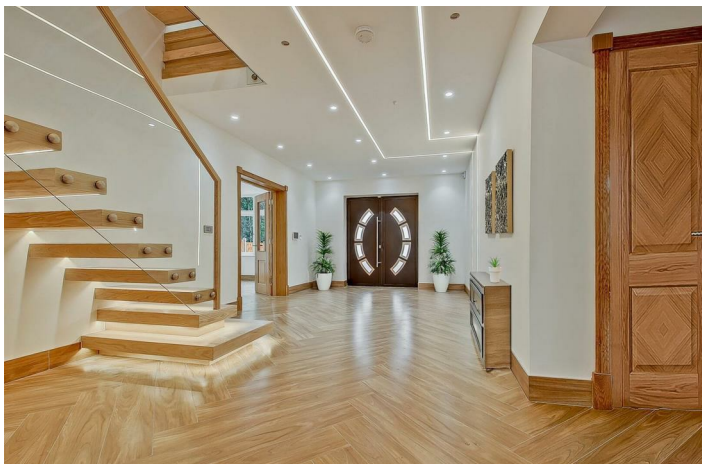
Upstairs the first floor features a bright and spacious principal bedroom suite with a dressing area and en-suite bathroom along with a further three double bedrooms all with built in wardrobes. There is an additional room/gym, cinema/games room, study and shower room on the top floor.

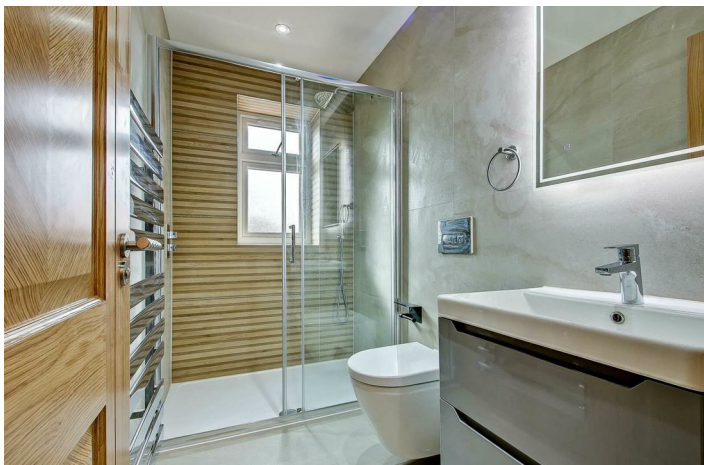
Gloucester Road itself is known for its attractive residential character, with a mix of period homes and larger detached properties in a peaceful setting while still being very well connected.

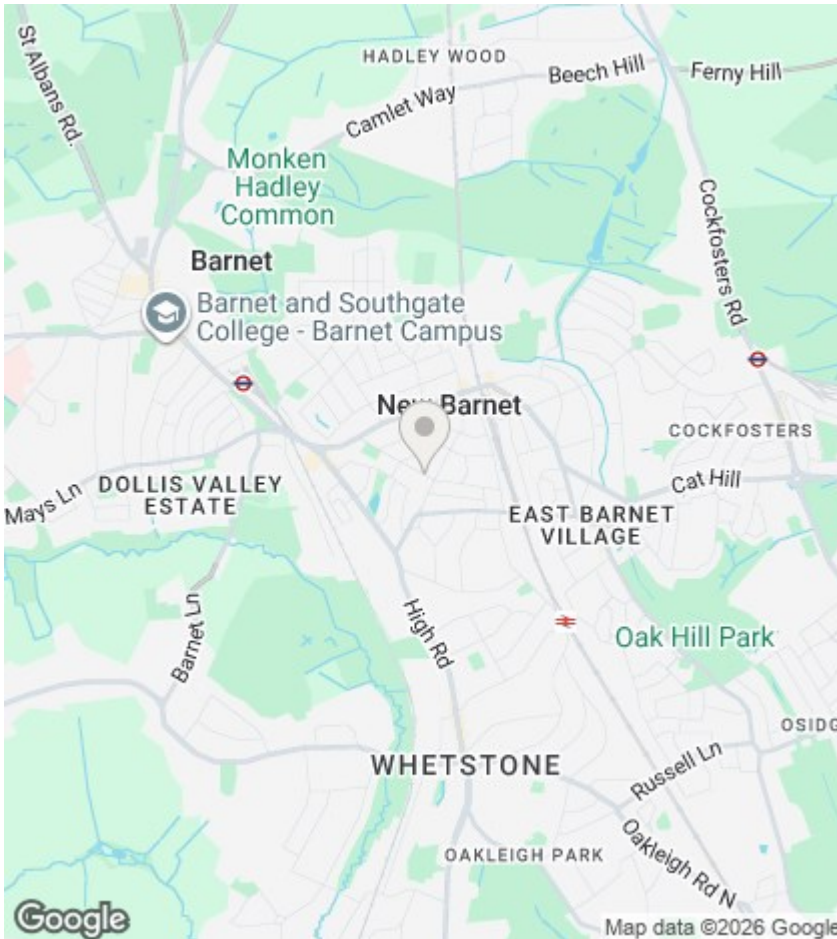
The property is within easy access to both High Barnet underground station (Northern Line) and New Barnet mainline station, as well as numerous bus routes providing excellent links into Central London and beyond. The area is also home to highly regarded private and state schools.



Council Tax Band: New Build







Directions

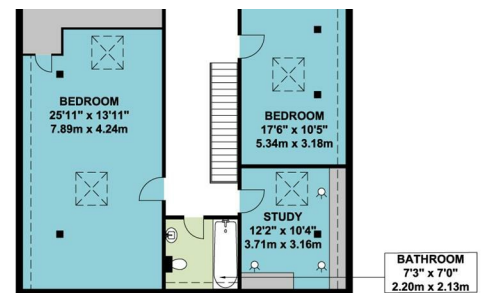
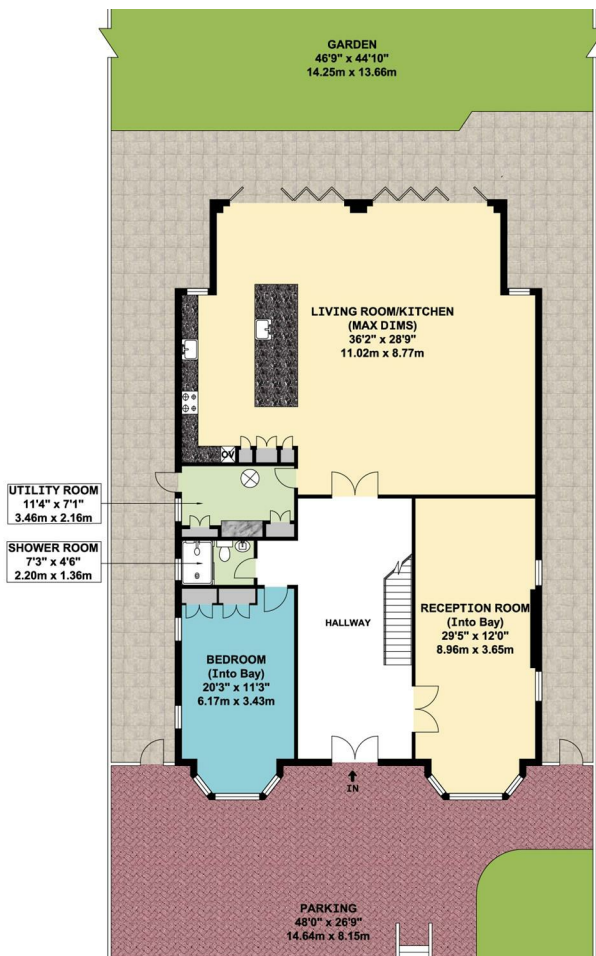
Viewings

Viewings by arrangement only. Call 020 8446 4295 to make an appointment.

EPC Rating:

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	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 & Wales		EU Directive 2002/91/EC	



SECOND FLOOR

