



BRITISH  
PROPERTY  
AWARDS

2021  
2024



GOLD WINNER

ESTATE AGENT  
IN BARNET



**Asking Price £560,000**

**TENURE : FREEHOLD**

**Victoria Road, New Barnet EN4**

**Bedrooms : 2**

**Bathrooms : 1**

**Reception Rooms : 1**

**2 BEDROOM SEMI-DETACHED  
HOUSE**

**BUILT 10 YEARS AGO**

**AMAZING SOUTHERLY  
FACING GARDEN**

**ALLOCATED PARKING**

**MOVIE ROOM**

**VERY NEAR TO NEW BARNET  
TRAIN STATION**

**Mantlestates**

2A Church Hill Road, East Barnet, EN4 8TB

office@mantlestates.com | 0208 275 1555

Website: <https://mantlestates.com/>



A beautifully specified modern semi-detached home offering open-plan living, a spectacular south-facing garden and exceptional transport links into Central London.

- Modern, open-plan kitchen/living space with premium specification
- Contemporary build with superior insulation, heat exchange ventilation system and double glazing throughout
- Energy efficient with EPC rating B
- Stunning south-facing garden with decking and a greenhouse
- Versatile loft room usable as a cinema room or home office
- Private off-road parking
- Moments from New Barnet Station (Great Northern Line and Thameslink)

This beautifully presented 2-bedroom semi-detached house was built approximately 10 years ago and represents a unique find just moments away from New Barnet train station. With an EPC rating of B, buyers can expect lower energy bills, meaningfully compared to older properties of a similar size.

At the heart of the home is a superb open-plan kitchen and living space, thoughtfully designed for modern living. The kitchen is fitted to an excellent standard, featuring quartz worktops, an integrated AEG oven and hob, dishwasher, washing machine, wine cooler, and fridge-freezer, all complemented by under-unit lighting and a sleek tiled floor. The living area flows seamlessly from the kitchen, with double-glazed doors opening directly onto the garden – ideal for entertaining.

The south-east facing rear garden is a genuine highlight: a private, well-maintained outdoor retreat featuring a decked area perfect for al fresco dining, a patio, a garden shed, and a fitted greenhouse for the keen gardener. The garden benefits from both side and back access.

Upstairs, both bedrooms are well-proportioned and filled with natural light, each benefiting from a double-glazed door to a Juliet balcony. The modern family bathroom features a panelled bath with a wall-mounted shower, heated towel rail, and fully tiled walls and floor.

A particular bonus is the converted loft room – a versatile, fully finished space currently used as a home cinema, with carpet, power, lighting, and storage in the eaves. This flexible room could equally serve as a home office, hobby room, or guest space.

The property further benefits from a ground-floor WC, allocated parking to the rear, a modern gas central heating system, and spotlights throughout – this is a home ready to move into.

Situated a short walk from New Barnet Station (Great Northern line, direct to Kings Cross St. Pancras), with local shops, two gyms, restaurants, and well-regarded schools close by, this is an exceptional home for buyers who want contemporary energy-efficient living without compromise.

**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 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, intergrated 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, 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 green house.

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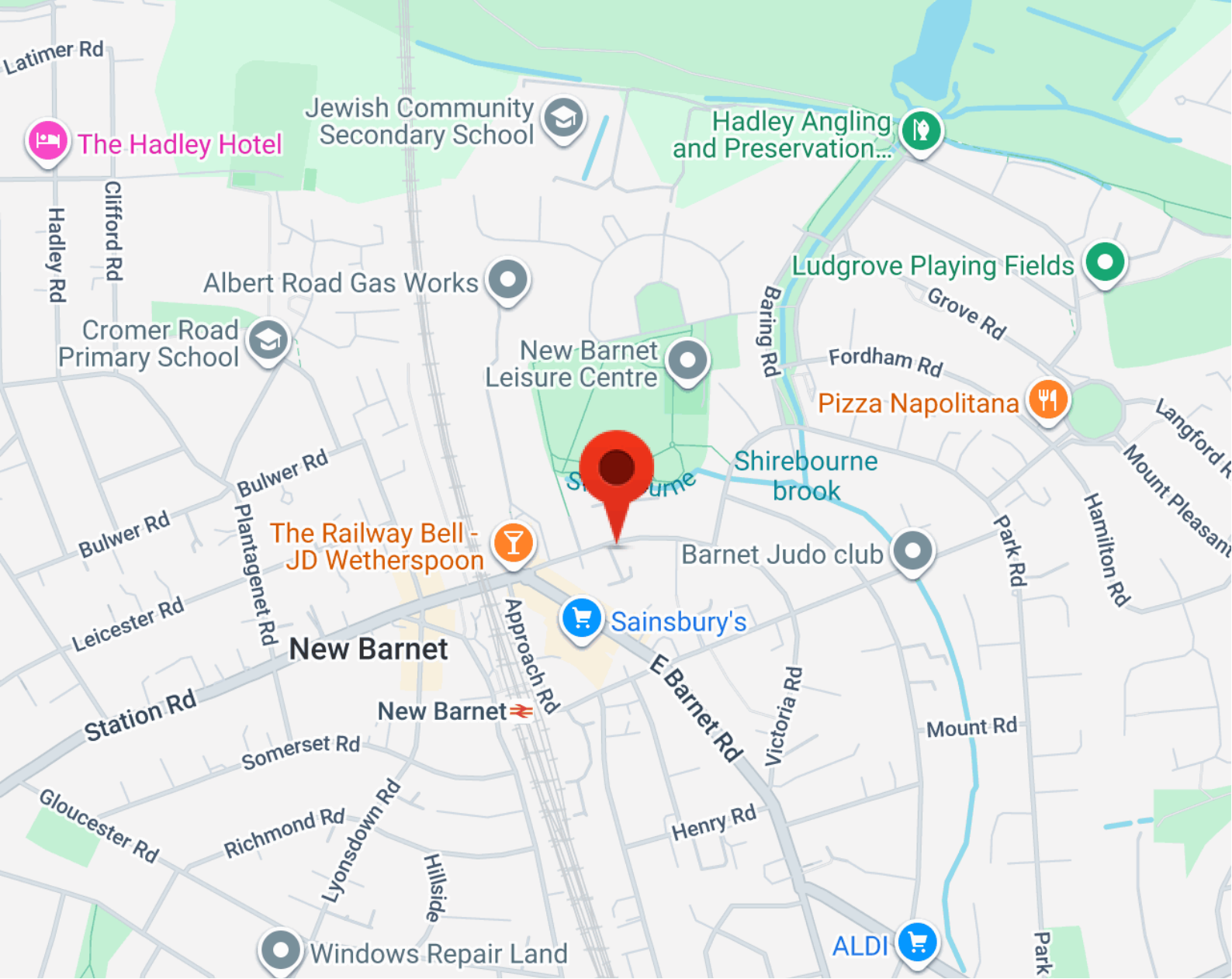






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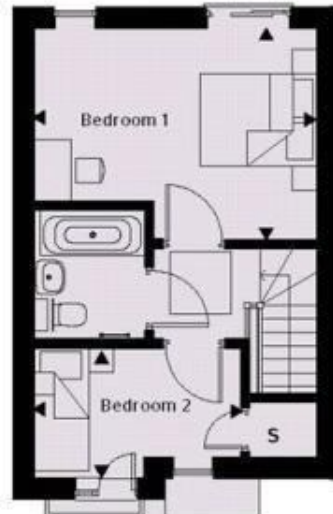


| Energy Efficiency Rating                    |   | Current                 | Potential |
|---------------------------------------------|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92+)                                       | 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 |           |

Address: Victoria Road, New Barnet, EN4



Ground Floor



First Floor

| VICTORIA ROAD 26B |                            |
|-------------------|----------------------------|
| Kitchen/Living    | 4.5 x 5.5 m 14'9" x 18'0"  |
| Bedroom 1         | 4.5 x 3.4 m 14'9" x 11'1"  |
| Bedroom 2         | 2.1 x 3.3 m 6'9" x 10'9"   |
| Garden            | 7.0 x 15.5 m 22'9" x 50'9" |
| Internal Area     | 65.2 sq m 701.5 sq ft      |
| External Area     | 72.5 sq m 780.1 sq ft      |

- S** Storage
- ▲** Dimensions
- P** Parking