



Richmond Road
New Barnet, EN5 1SF
Guide Price £875,000



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A beautifully presented three-bedroom semi-detached family home, offering spacious and versatile accommodation throughout. The heart of the property is the stunning kitchen/breakfast room extension, featuring Velux skylights, built-in Neff appliances, quartz work surfaces and elegant travertine tiled flooring, with direct access onto the attractive sun-trap rear garden.

The accommodation comprises; a charming bay-fronted reception room, recently renovated fully tiled luxury guest cloakroom, extensive family living space, three well-proportioned bedrooms, all benefiting from built-in wardrobes, together with a modern family bathroom complete with overhead rain shower.

The current owners have thoughtfully extended the property to include a study/fourth downstairs bedroom and a convenient utility room. Previously granted planning permission and accessibility to provide excellent further scope for extension (STPP), offering potential to create additional bedrooms or a principal suite.

Externally, the property boasts an extensive block-paved driveway providing off-street parking for numerous vehicles, gated side access, a garden shed and summerhouse.

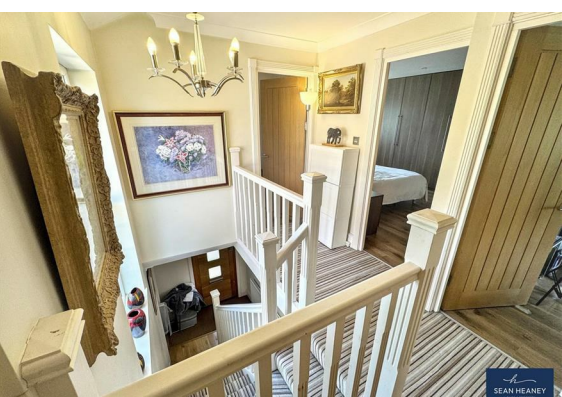
Further benefits include double glazing throughout, fitted storage cupboards, remote-controlled alarm and lighting systems, and excellent overall presentation.

Ideally located for commuters, the property offers excellent access into London Kings Cross and Moorgate via New Barnet Mainline Station. A wide range of cafés, shops and leisure facilities are nearby, alongside a selection of highly regarded Good and Outstanding schools.

EPC : to follow

BARNET COUNCIL TAX BAND : F

TENURE : Freehold





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GROUND FLOOR

Entrance Hall

Front Reception

13'1" x 12'10" (3.99m x 3.91m)

Kitchen/Breakfast Room

20'10" x 21'0" (6.35m x 6.40m)

Study/Playroom

7'10" x 10'7" (2.39m x 3.23m)

Utility Room

5'11" x 12'0" (1.80m x 3.66m)

Guest Cloakroom

FIRST FLOOR

Landing

Bedroom One

11'11" x 15'2" (3.63m x 4.62m)

Bedroom Two

12'5" x 10'9" (3.78m x 3.28m)

Bedroom Three

7'3" x 6'8" (2.21m x 2.03m)

Family Bathroom

7'7" x 6'5" (2.31m x 1.96m)

GARDEN

62'11" x 29'7" (approx.) (19.18 x 9.04 (approx.))



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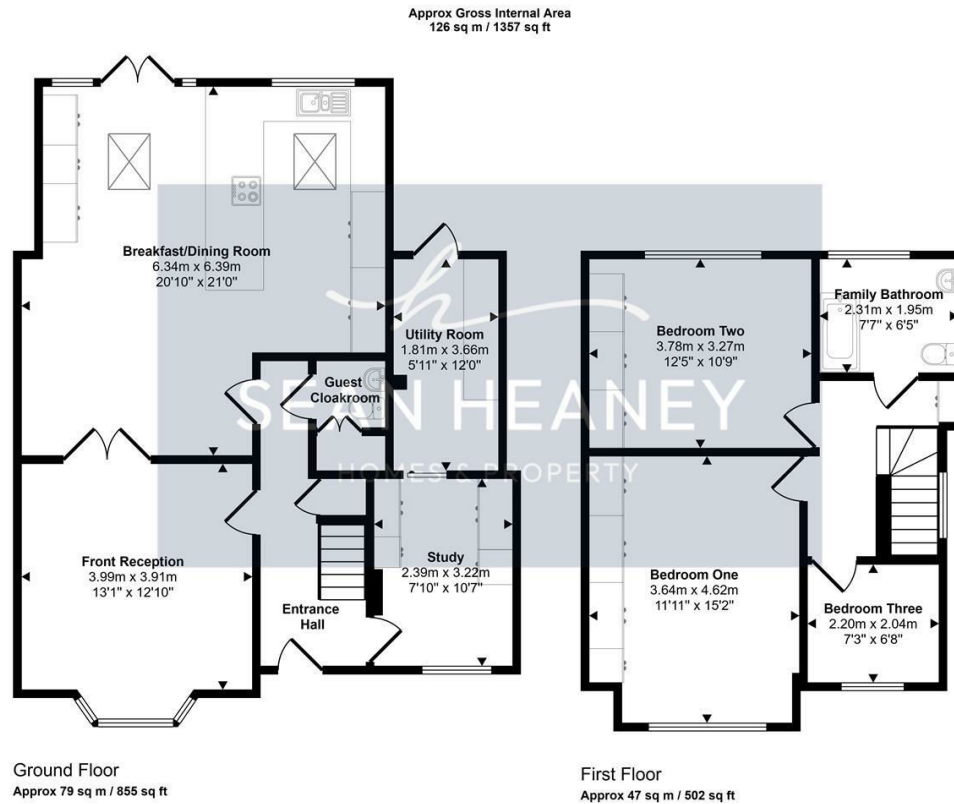


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Floor Plan



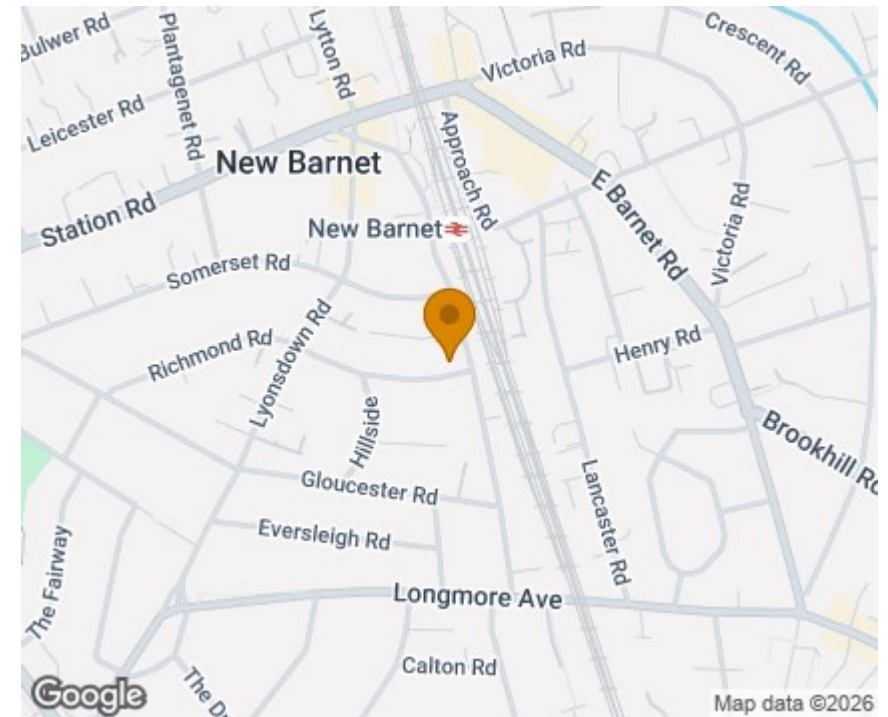
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Viewing

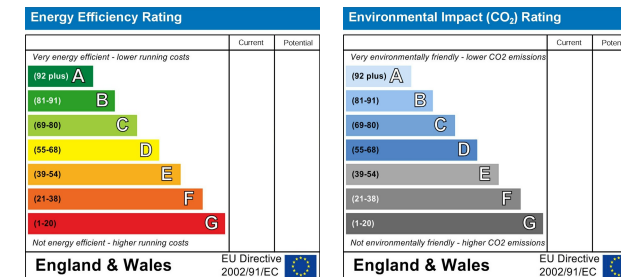
Please contact our Barnet Office on 020 8441 7173 if you wish to arrange a viewing appointment for this property or require further information.

1. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order, or fit for their purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.
2. References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor.
3. Room measurements have been made using a Laser Meter. Complete accuracy cannot be guaranteed and therefore the room sizes given should be regarded as being approximate.
4. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property.
5. Floor plans remain copyright of Sean Heaney Estate Agents and are not to be copied in part or full without written consent, are provided for illustrative purposes only and are not to scale.

Area Map



Energy Efficiency Graph



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