



Bedford Road, N2

Barnet

£1,475,000

This period halls-adjoining four bedroom semi-detached home has been thoughtfully extended and reconfigured to create a truly special family house. Offering a beautiful mix of period style, earthy tones and splashes of bold colour, with Moroccan-inspired details running throughout, it has been designed for family life with light, flow and practicality at its heart. The property is located just north of Fortis Green, on one of East Finchley's popular County Roads, with local amenities and the Northern Line Underground station on your doorstep.

The ground floor comprises a larger-than-average hallway featuring a striking Moroccan zellige tiled floor, doors to all rooms, and stairs to the first floor with practical built-in storage underneath. The front reception room has a bay window, wood flooring and chimney breast. The heart of the home is to the rear — a breathtaking open-plan reception, kitchen and family room with high ceilings, a partly glazed ceiling, floor-to-ceiling Crittall-style windows and doors leading out to the garden, and a living sedum roof above. The kitchen itself has stylish wall and base units, a central island with a copper worksurface, a micro-cement floor and textured feature walls. Off the hallway, there is also a useful cloakroom and a separate utility room with a door leading to the side passage.





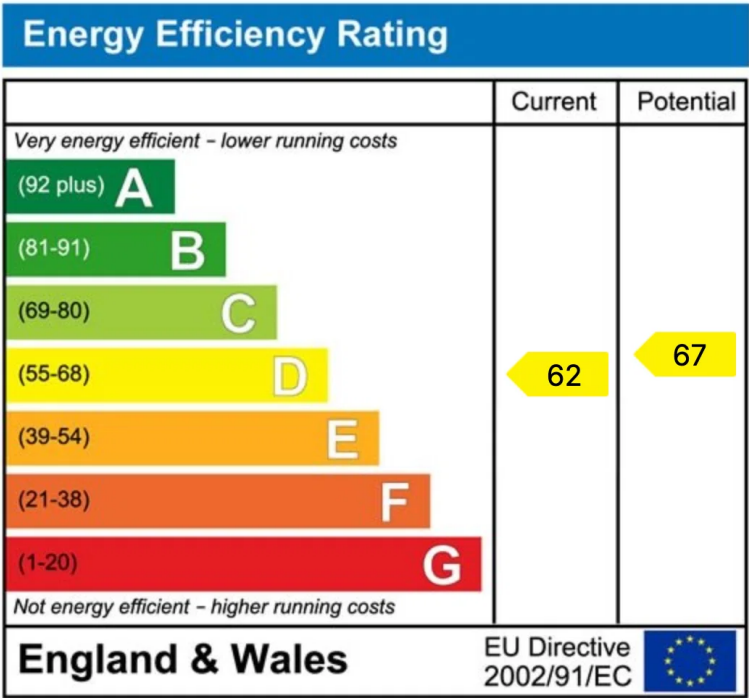
On the first floor there are two double bedrooms: the principal bedroom to the front with a walk-in wardrobe, and a rear bedroom with views over the garden and the living sedum roof, together with a large family bathroom with tiled floor, marble-tiled walls and an elegant four-piece suite. There is also a large storage cupboard on this floor housing the boiler. The top floor provides two further bedrooms and a modern shower room. Throughout, the home benefits from an air source heat pump, underfloor heating and double glazing, ensuring comfort and efficiency all year round.

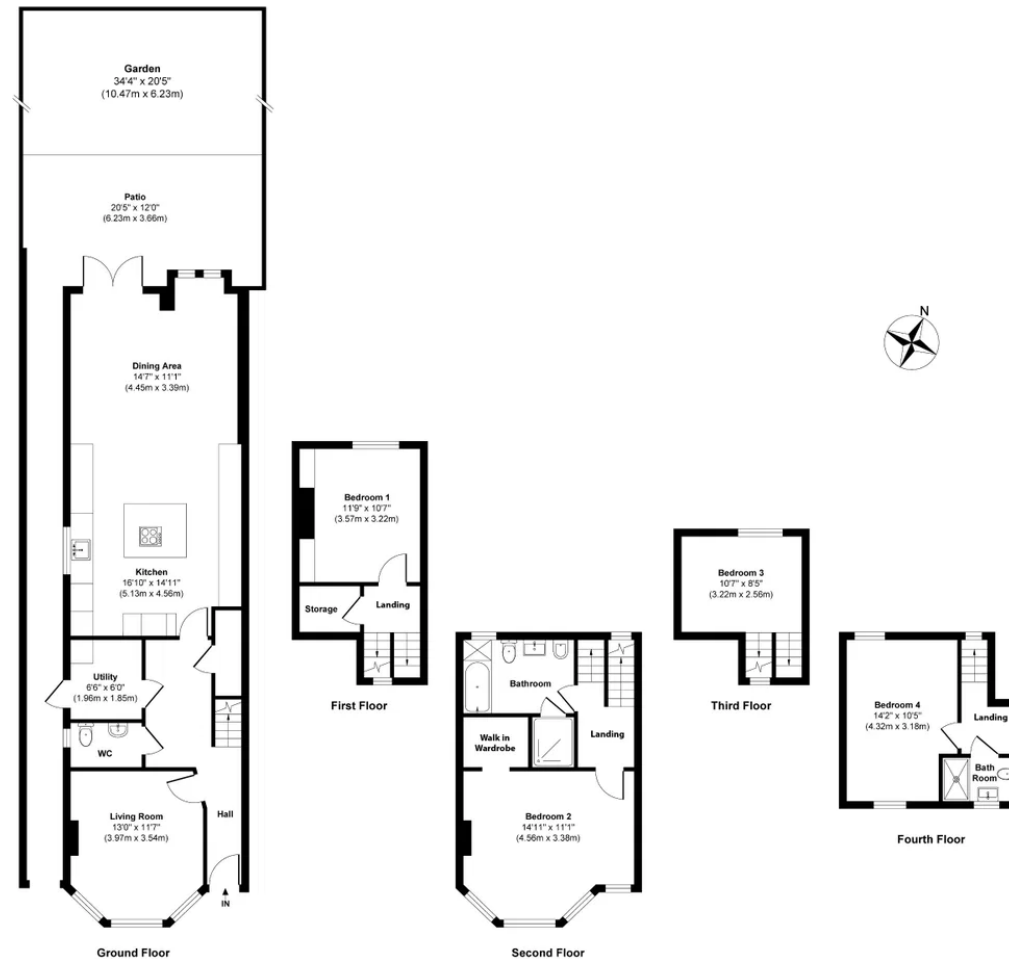
Outside, the garden has a patio and lawn with established shrubs and plants to the borders, plus a useful side entrance. Additional green space can be enjoyed at Cherry Tree Wood, with its popular café, as well as Coldfall Woods and Highgate Woods.

The shops, cafés and restaurants of East Finchley High Road are easily accessible, and East Finchley Underground Station (Northern Line) is a short walk away. There are many highly regarded primary and secondary schools nearby, including Martin Primary School, Archer Academy and Fortismere, together with a wonderful community feel.

A unique and beautifully considered family home in one of East Finchley's most sought-after roads.

Please Quote Ref: AW1324





Approx. Gross Internal Floor Area 1,714 sq. ft / 159.23 sq. m.
 Not to scale, for guidance only, and must not be relied upon as a statement of fact All measurements are approximate only
 and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.

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