



SOMERSET ROAD, NEW BARNET, EN5

We are pleased to offer for sale this extended three to four bedroom semi detached family home situated in a popular road, being within easy reach of New Barnet & High Barnet's mainline stations, the local shops and outstanding local schools including QE Boys & Girls.

The accommodation is arranged over 2 floors and comprises of a spacious lounge, kitchen plus an additional reception room, a downstairs WC and office/bedroom 4 to the ground floor with an ensuite shower room (originally the garage). To the first floor there are 3 bedrooms and a family bathroom/WC.

Externally there is a beautiful, mature 95ft well-maintained south facing rear garden whilst to the front there is a garden with off street parking for 2/3 cars.

The property offers further scope to update and extend to rear and into the loft (subject to the usual planning consents). Internal viewing is highly recommended to appreciate this bright and spacious family home.



ACCOMMODATION

* BRIGHT & WELL PRESENTED SEMI DETACHED HOUSE * 3/4 BEDROOMS * THROUGH LOUNGE & ADDITIONAL REAR RECEPTION ROOM * WELL FITTED KITCHEN * BATHROOM & SEPARATE ENSUITE ON THE GROUND FLOOR * APPROX 95FT GARDEN WITH 2 PATIO AREAS & MANICURED LAWN * OFF STREET PARKING FOR 3/4 CARS * CATCHMENT AREA FOR EXCELLENT LOCAL SCHOOLS *

SERVICES: GAS CENTRAL HEATING * FEATURES: DOUBLE GLAZING

PRICE: £865,000 FREEHOLD

ENTRANCE HALL

Accessed from the entrance porch is this bright, neutrally decorated entrance hall. Original wooden front, partially glazed door. Carpeted, with picture rails, radiator & under stair storage. Spotlights. Access to the study/4th bedroom, kitchen, living room & guest cloakroom.



LIVING ROOM 27'5 x 13'7 (8.36m x 4.14m)

Dual aspect with double glazed bay window to the front with radiator beneath & double glazed patio door to the rear & an additional radiator. Carpeted, with coal effect gas fire & pendant lighting & coving to the ceiling.



LOUNGE AREA

A different aspect showing the lounge area & access to the kitchen.



DINING AREA

A different aspect showing the dining area & the double glazed patio doors leading to the garden.



STUDY / BEDROOM 4 11'8 x 8'11 (3.56m x 2.72m)

Double glazed window to the front with radiator beneath. Carpeted, with pendant lighting to the ceiling. Access to the ensuite shower room.



ENSUITE SHOWER ROOM

A fully tiled shower room comprising of a large glass shower cubicle, low flush WC & pedestal wash hand basin with mirror above.



KITCHEN 11'8 x 8'9 (3.56m x 2.67m)

Double glazed window to the rear. Lino tile effect flooring & laminate wood effect worktops. Integrated under counter fridge & separate freezer, integrated washing machine & 3/4 dishwasher. Ample wall & base units offering lots of handy storage. White ceramic sink with mixer tap, space for double oven & hob (gas), with white chimney hood above.



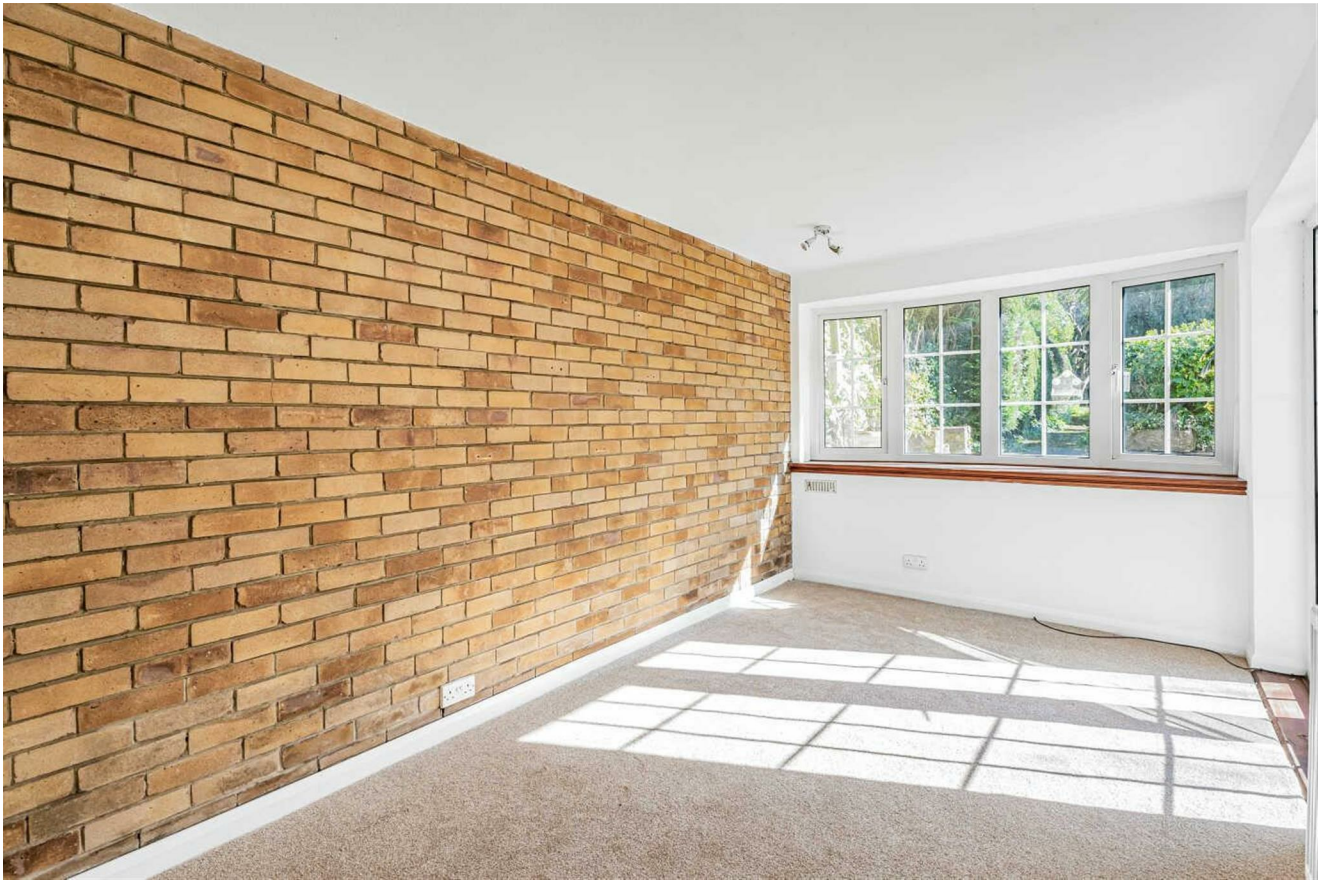
KITCHEN (pic 2)

A different aspect, showing access to the rear lounge.



LOUNGE 17'0 x 7'3 (5.18m x 2.21m)

Dual aspect with double glazed window to the rear & double glazed door to the side of the room. Carpeted, with double spotlights to the ceiling. Radiator.



FIRST FLOOR LANDING

Large double glazed window to the side. Carpeted, with pendant lighting to the ceiling. Access to 3 bedrooms & the main bathroom.



BEDROOM 1 15'9 x 12'3 (4.80m x 3.73m)

Double glazed bay window to the front with radiator beneath. Carpeted, with pendant lighting and coving to the ceiling. Fitted wardrobes.



BEDROOM 1 (pic 2)



BEDROOM 2 12'3 x 11'3 (3.73m x 3.43m)

Double glazed window to the rear with radiator beneath. Carpeted, with fitted wardrobes to one wall, coving & pendant lighting to the ceiling.



BEDROOM 3 7'9 x 7'8 (2.36m x 2.34m)

Double glazed window to the front with radiator beneath. Carpeted, with pendant lighting to the ceiling.



FAMILY BATHROOM

Dual aspect with a double glazed window to the rear & another to the side. A fully tiled bathroom comprising of a shower bath with a glass concertina screen, pedestal wash hand basin, low flush WC, bidet, mirrored cabinets & airing cupboard



REAR GARDEN 95' (28.96m)

95FT South facing, beautifully maintained garden, with mature shrubs, well-manicured lawn & two patio areas.



REAR GARDEN (pic 2)



REAR ELEVATION

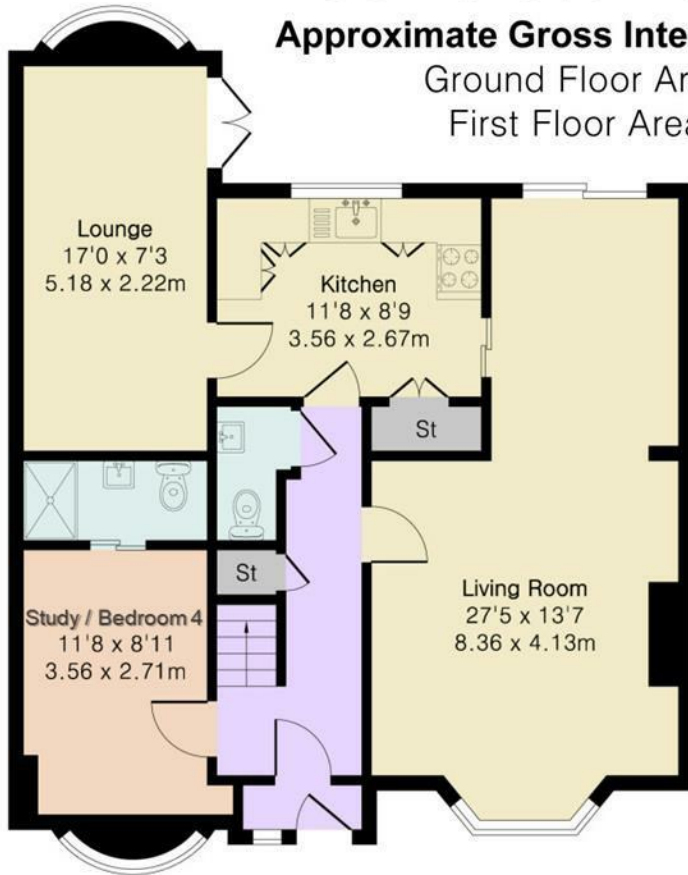


Somerset Road, Barnet EN5

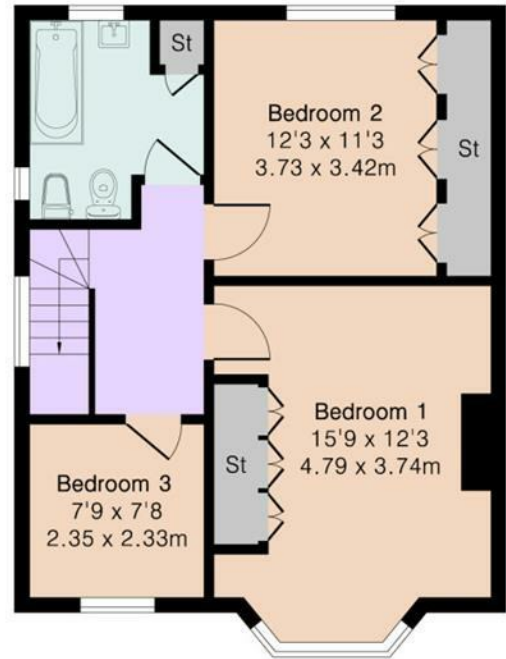
Approximate Gross Internal Area 1373 sq ft - 127 sq m

Ground Floor Area 842 sq ft – 78 sq m

First Floor Area 531 sq ft – 49 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			
		68	78
England & Wales		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.