



Northumberland Road,
New Barnet, EN5 1EE



80 Northumberland Road

A deceptively large five bedroom detached house arranged over three floors and is within close proximity of excellent transport facilities including Oakleigh Park Station with direct access to Moorgate in 25 minutes, fantastic schools and local amenities of Whetstone, with an abundance of restaurants, shops and supermarkets.

As you enter the property you are welcomed by a lovely bright reception hallway that leads to the living room and double doors leading to the dining room to the rear that has lovely views over the garden. Further to the rear of the property is a large and spacious kitchen/breakfast room which has a range of modern fitted kitchen units and a selection of integrated appliances. To complete the ground floor there is a guest WC and a large utility area.

To the first floor are three double bedrooms and a lovely sized family bathroom. The master suite also has the added benefit of an en-suite bathroom with a roll top bath and a separate shower cubicle.

To the second floor is a further double bedroom and shower room as well as a fifth bedroom.

The landscaped rear garden has a raised decked area off the kitchen that leads down to a patio area which leads to access to further storage under the rear of the house. The garden is laid to lawn and measures approx. 90ft. and to the front of the property is a paved driveway that will allow parking for multiple cars and provides access to the garage.

The property also has the benefit of further extension for potentially a full length basement extension which would add considerably more floor space, subject to planning permission.

Local Authority: Barnet
Tax Band: G
Tenure: Freehold





























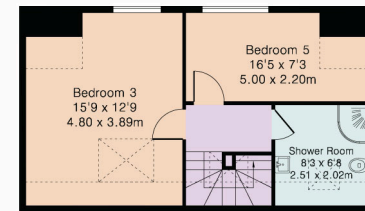
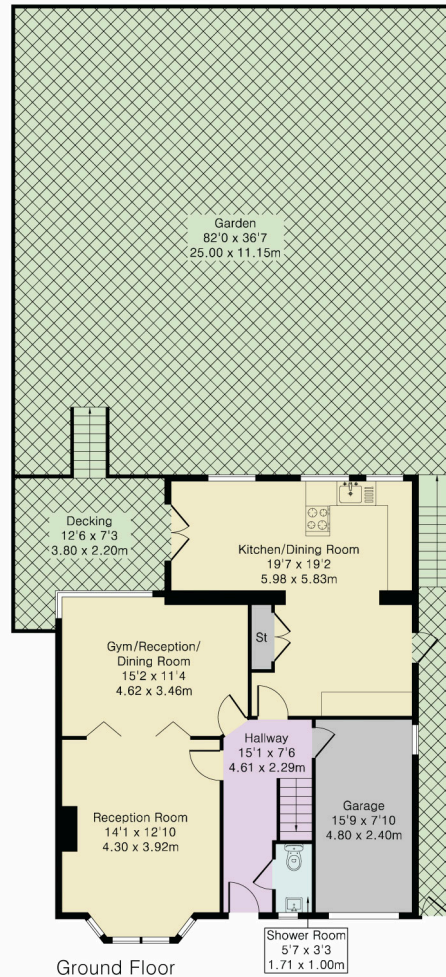




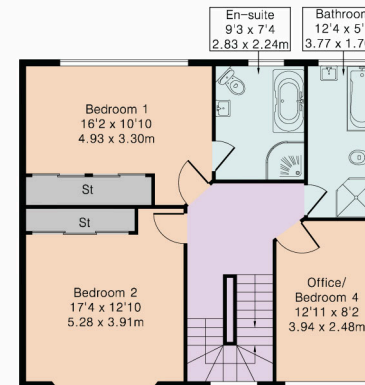




Approximate Gross Internal Area 2128 sq ft – 198 sq m
 Ground Floor Area 932 sq ft – 87 sq m
 First Floor Area 747 sq ft – 69 sq m
 Second Floor Area 449 sq ft – 42 sq m



Second Floor



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C	69	
(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	



DISCLAIMER: In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. 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 only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate. All dimensions include wardrobe spaces where applicable.

