



NORTHUMBERLAND ROAD,
New Barnet, EN5 1EB



47 Northumberland Road

This beautifully designed family home is a spacious semi-detached property spanning over 3,300 sq ft, offering an abundance of living space across three floors. Thoughtfully extended on the ground floor and into the loft, it blends modern design with practicality, making it perfect for a growing family.

The ground floor features a stunning open-plan kitchen and reception area, seamlessly leading out to a beautifully mature 150 ft garden, ideal for outdoor entertaining with extensive decked area. Additionally, there is a utility room, a second reception room, and a versatile sixth bedroom/office with its own en-suite, perfect for accommodating a family member or guest.

On the first floor, you'll find four well-proportioned bedrooms and two modern bathrooms, providing ample space for family living. The loft conversion offers a luxurious master suite complete with a walk-in dressing room, offering a private retreat at the top of the house.

This property also benefits from off-street parking and is ideally located for commuters, with Totteridge & Whetstone Underground Station (Northern Line) and Oakleigh Park Mainline Station both within easy reach. The area is well-served by numerous bus routes and is close to The Spires Shopping Centre and Whetstone High Road, offering a range of shops, bars, and restaurants. Families will appreciate the proximity to highly regarded private and state schools in the area, making this a perfect family home in a desirable location.

- Wide oak flooring on ground floor
- Underfloor heating in master bedroom and jacuzzi
- Underfloor heating in jack 'n jill bathroom
- Wooden shutters throughout
- Motorised blinds throughout
- Awning and heaters on decked area
- Built-in Outdoor seating and BBQ area



Local Authority: Barnet
Tax Band: G
Tenure: Freehold

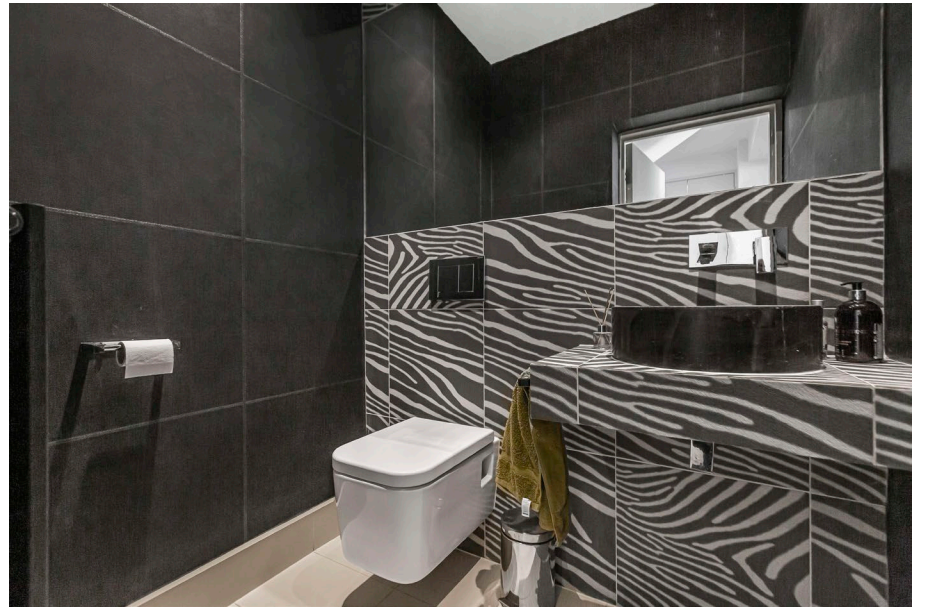




















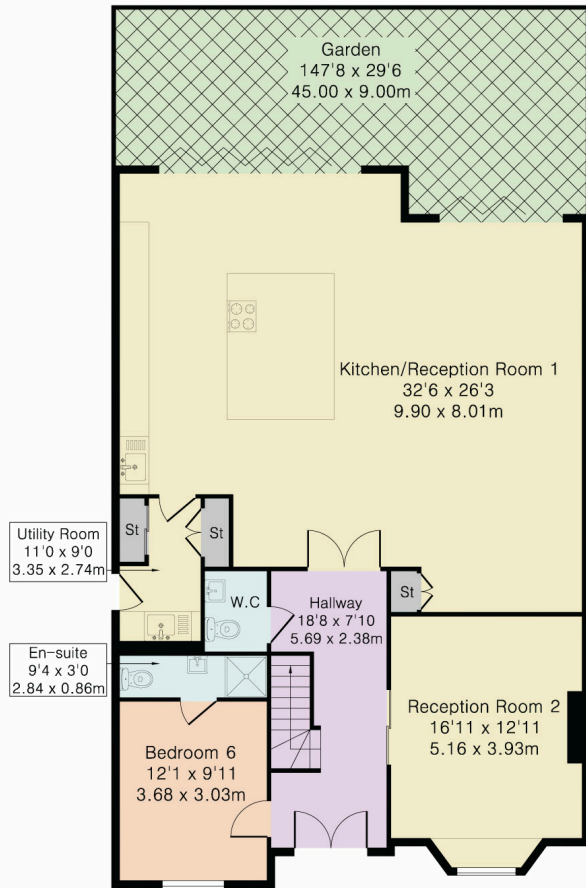












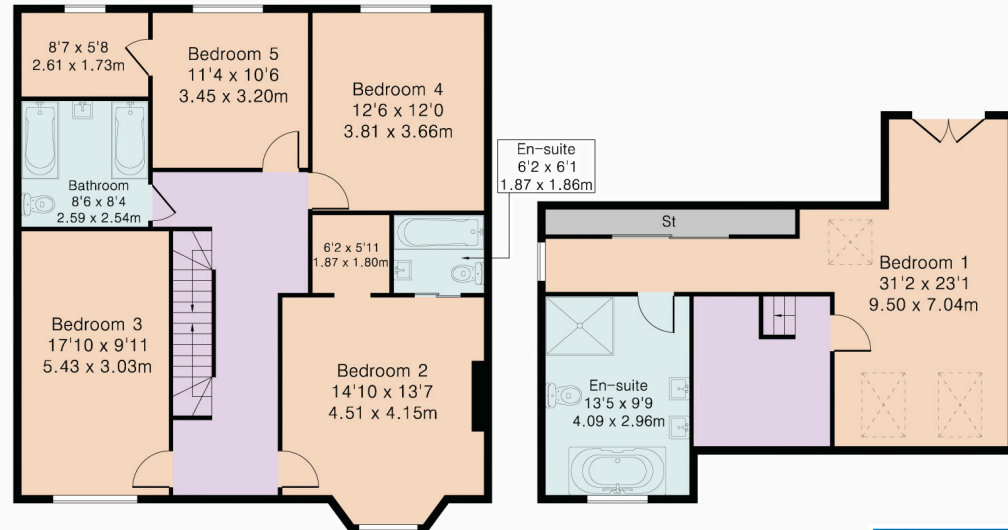
Ground Floor

Approximate Gross Internal Area 3373 sq ft - 313 sq m

Ground Floor Area 1447 sq ft – 134 sq m

First Floor Area 1056 sq ft – 98 sq m

Second Floor Area 870 sq ft – 81 sq m



First Floor

Second Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92+)	B		
(81-91)	C		
(69-80)	D		
(55-68)	E		
(39-54)	F		
(21-38)	G		
Not energy efficient - higher running costs			
		70	83
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.

