



Leicester Road
New Barnet, EN5 5EW



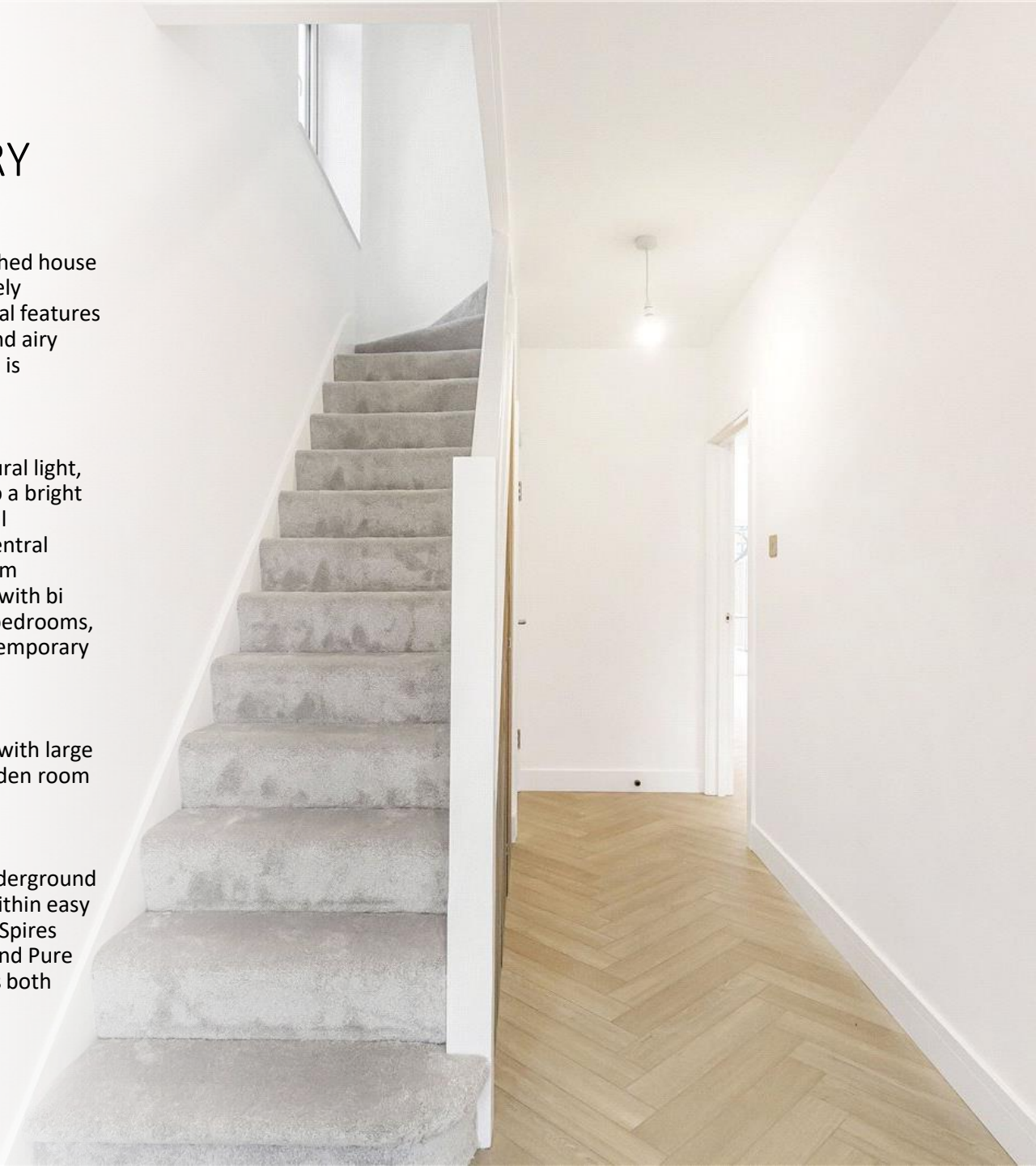
ACCOMODATION SUMMARY

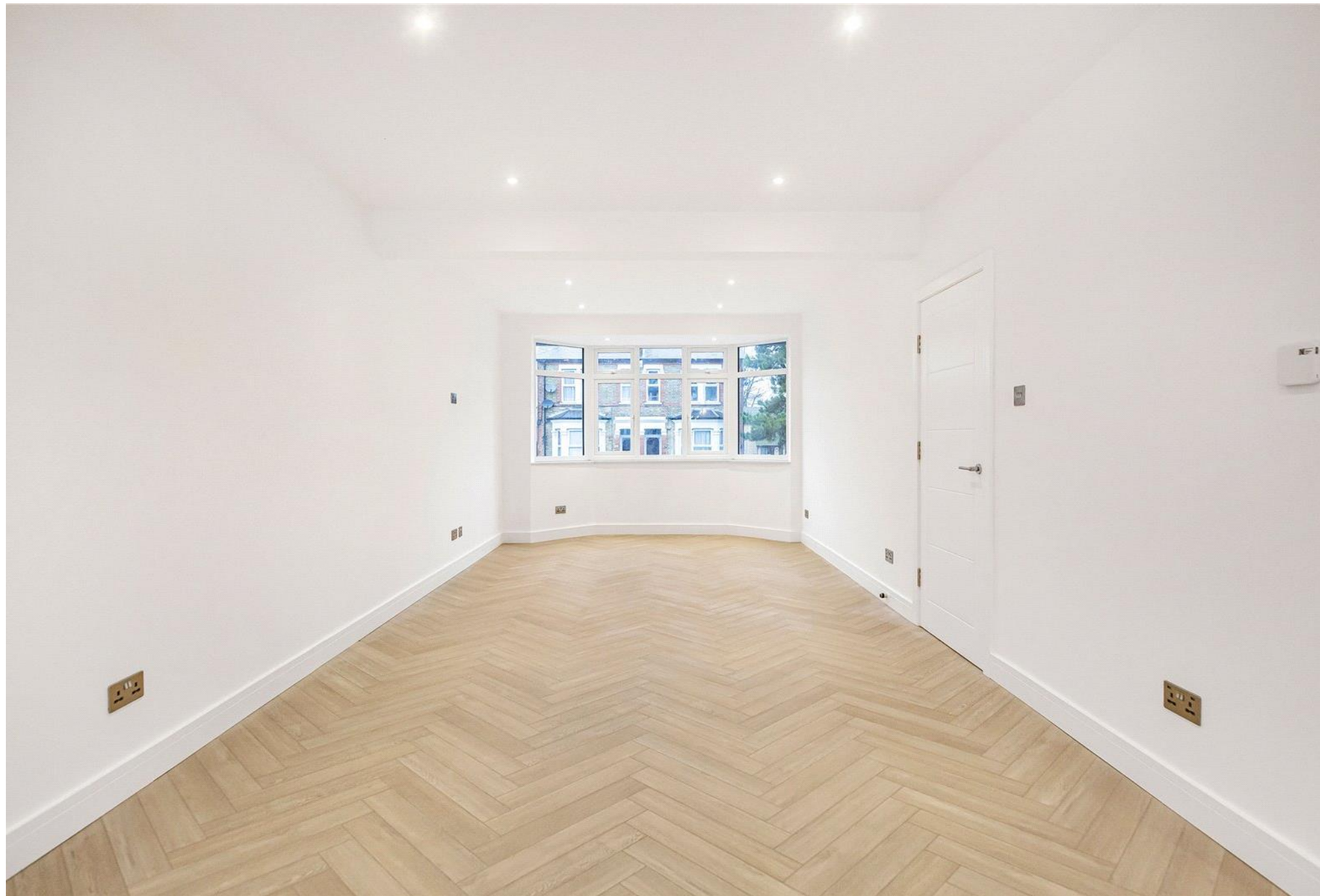
*** CHAIN FREE *** This stunning 3/4 bedroom semi detached house arranged over three floors has been extended and completely refurbished, boasting a contemporary design and exceptional features throughout. This stylish and modern home offers a bright and airy living space, has underfloor heating on the ground floor and is designed to enhance comfort and convenience.

This home has been thoughtfully designed to maximise natural light, creating a warm and welcoming atmosphere. You enter into a bright hallway with understairs storage and a guest w.c, a beautiful kitchen/family room with built in appliances, a wonderful central island and a separate utility room. This lovely open plan room provides a perfect setting for relaxation and entertainment with bi folding doors to the rear garden, there are also three/four bedrooms, a stylish family bathroom complete with shower and a contemporary en suite shower room.

Externally there is a fabulous low maintenance rear garden with large patio, external lighting, side access and a great versatile garden room. The large driveway offers off street parking for 2 cars.

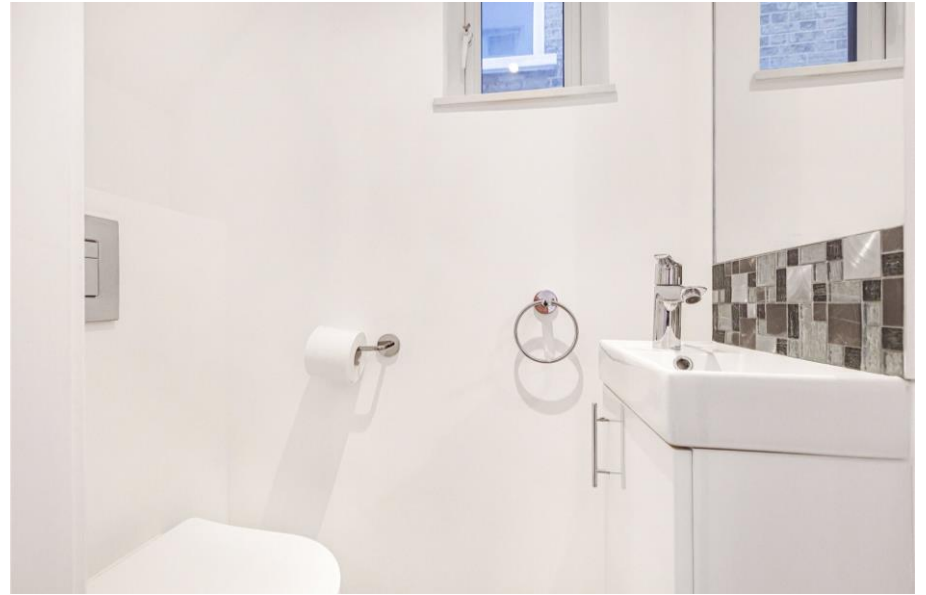
Ideally located for the commuter, with both High Barnet underground station (Northern Line) and New Barnet mainline stations within easy reach. The area is also served by numerous bus routes. The Spires shopping centre is close with its many shopping amenities and Pure gym a stroll away. The area has many well-regarded schools both private and state.





















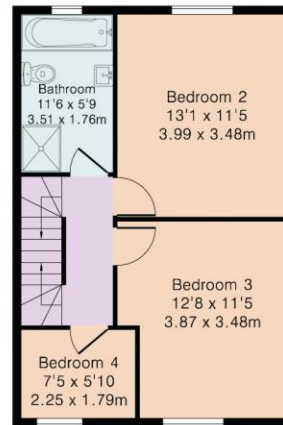




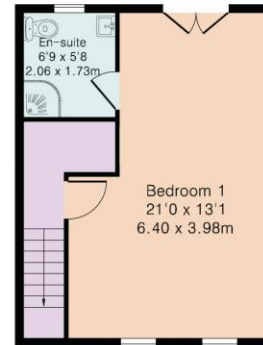




Ground Floor



First Floor



Second Floor

Approximate Gross Internal Area 1519 sq ft - 142 sq m

Ground Floor Area 620 sq ft – 58 sq m
 First Floor Area 448 sq ft – 42 sq m
 Second Floor Area 335 sq ft – 31 sq m
 Outbuilding Area 116 sq ft – 11 sq m



Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92-100)	A		
(81-91)	B		84
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
England, Scotland & Wales			EU Directive 2002/91/EC



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 as defined by RICS code of measuring practise. No guarantee is given on 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.



Local Authority: Barnet
 Council Tax Band: F
 Tenure: Freehold

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.

