

Gloucester Road
New Barnet, Hertfordshire, EN5 1LZ
Guide price £1,500,000 Freehold

STATONS

Tel: 020 8449 3383
Email: barnet@statons.com
Bedrooms 4 | Bathrooms 2 | Receptions 3





76 Gloucester Road
New Barnet, Hertfordshire
EN5 1LZ



Stations are delighted to offer this outstanding double fronted detached period house which is situated on this sought-after road. The property offers a wealth of original features and comprises of a large welcoming hallway with original tiled flooring. The outstanding architecture of this home with curved walls and grand staircase has been retained and restored.

Off the magnificent hall there is a large bay-fronted reception room to the front of the property with period working fireplace and wooden flooring.

The bright and spacious formal dining room is also situated to the front of the property which again is beautifully presented with restored and retained original working fireplace.

To the rear of the property there is a large family room, again with beautifully restored wooden flooring and a balcony overlooking the quintessentially English country styled garden.

The kitchen is of bespoke design to fit and retain the curvature of the architecture of the property with cooking range set within where the original inset. Leading off the kitchen the current owners have sympathetically added a utility room to the side.

At the rear of the grand entrance hall there is a guest WC with a door leading down to the full head height basement offering three great sized storage rooms or to be developed for other use.

Ascending the stairs leading off a large bright landing are four superb sized double bedrooms, two bathrooms and an option to extend over the utility room below to create a third bathroom.

Externally the garden to the rear benefits from a garage secludedly tucked in the corner with entrance off the parallel road behind, there is also additional off street parking for two cars to the front.

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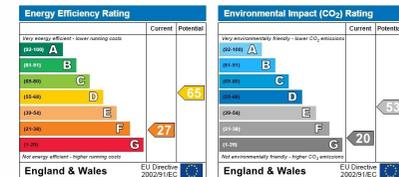
Gloucester Road, Barnet, EN5

APPROX. GROSS INTERNAL FLOOR AREA 2866 SQ FT 266.3 SQ METRES
GARAGE APPROX. GROSS INTERNAL FLOOR AREA 144 SQ FT 13.4 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Features Include

- Original Features
- Double Fronted
- Garage
- Off Street Parking
- Balcony

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.

BARNET

1-2 Hadley Parade
High Street
Barnet, Herts
EN5 5SX
Tel: 020 8449 3383
Fax: 020 8441 7676
barnet@statons.com

RADLETT

50 Watling Street
Radlett
Herts
WD7 7NN
Tel: 01923 604 321
Fax: 01923 859 182
radlett@statons.com

NEW HOMES SHOWCASE

204 High Street
Hadley Green
Barnet, Herts
EN5 5SX
Tel: 020 8441 9555
Fax: 020 8441 7976
newhomes@statons.com

HADLEY WOOD

10 Crescent West
Hadley Wood
Herts
EN4 0EJ
Tel: 020 8440 9797
Fax: 020 8440 8282
hadley@statons.com

TOTTERIDGE

28 - 30 Totteridge Lane
Totteridge
London
N20 9QJ
Tel: 020 8445 3694
Fax: 020 8445 3217
totteridge@statons.com

BROOKMANS PARK

53 Bradmore Green
Brookmans Park
Herts
AL9 7QS
Tel: 01707 661144
Fax: 01707 644111
brookmans@statons.com