



Latimer Road, Barnet, EN5

AUTUMN LEAVES

Autumn Leaves is a wonderful 3 double bedroom bungalow which was totally renovated by the present owners in 2003 and refurbished and further updated internally in 2017. It offers a thoughtful modern luxury life style in an exclusive and peaceful location walking distance from Hadley Woods; King Edwards Playing Fields; Tudor Park and Trent Country Park. Situated in an elevated position with clear far reaching rear views south to the Thames skyline, it's apparent single story modest (which the owners love) front elevation belies the extensive accommodation within.

Presently offering open plan lounge-dining room entered through double doors from the hall with floor to ceiling sliding doors along the rear length which lead directly onto the 26' entertaining raised south facing terrace overlooking the large beautifully laid out secluded south facing garden and mature orchard. Here, hidden from view, there is a fully insulated garden room log cabin, presently home to an Endless' exercise infinity pool, but with a possible multiplicity of other uses. A second terrace on the lower ground floor level, is reached by steps from the main terrace.

Off the dining area is the Casa Cucina fully fitted breakfast room/kitchen with island and natural granite work surfaces. The spacious accommodation further consists of three double bedrooms on ground and lower ground floors, a family bathroom, guest cloakroom with both en-suite shower room and walk-in wardrobe to master suite, but also with potential for huge first floor loft conversion. Additionally, there's a recently added purpose built integrated annex, presently used as a home office/studio, utility kitchen and garage, but with further potential for conversion to a granny annex.

Integral zoned air conditioning/alternative hot air heat exchange system; designer radiator gas central heating; double glazed aluminium windows and doors throughout as you would expect, with its luxurious, thoughtful no expense spared' interior designs and fittings, and much more, make Autumn Leaves a must see' unique and surprising property.

Further benefits include a loft which is perfect for conversion if required subject to p.p.

Location:- This fine property is perfectly located with a southerly rear aspect, in this enviable position adjoining Hadley Common which provides a variety of pleasant country walks. It is also within walking distance of Hadley Wood Golf Club, Tennis Club, local shops and Hadley Wood mainline station, which provides a service into Moorgate and Kings Cross. High Barnet with its multiple shops, restaurants and northern line High Barnet underground station is also close at hand and the M25 is a short drive away.





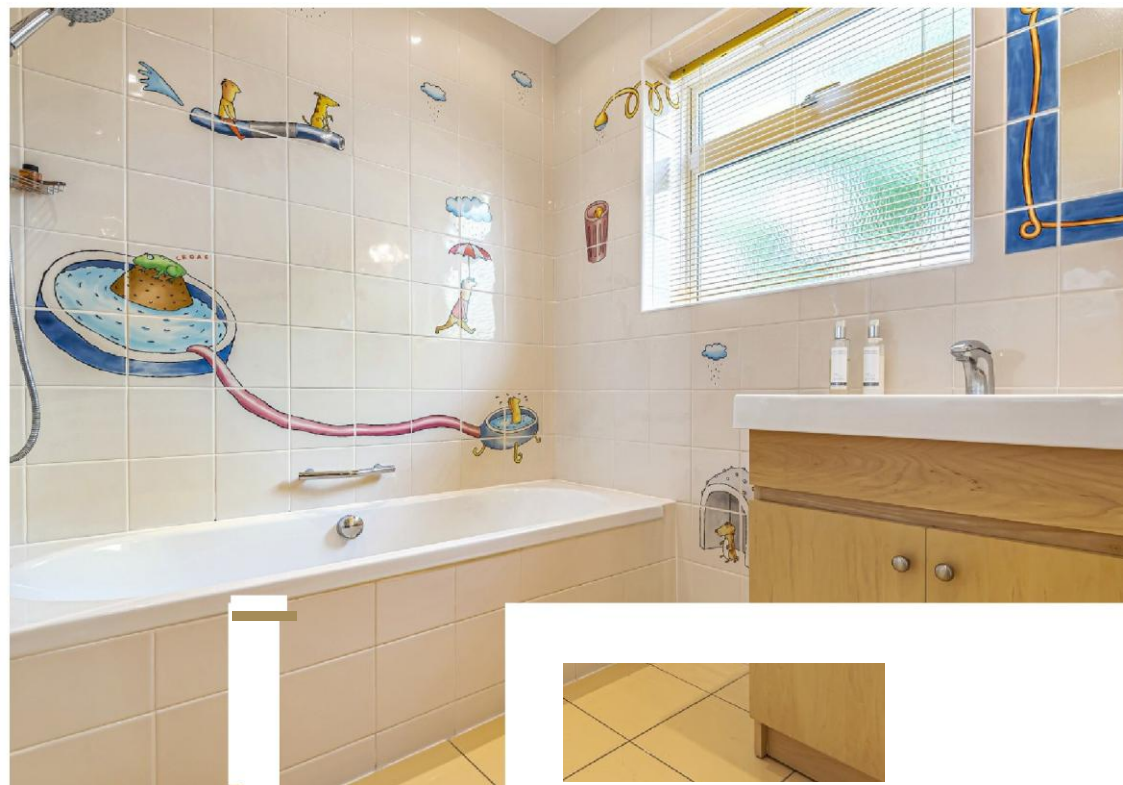


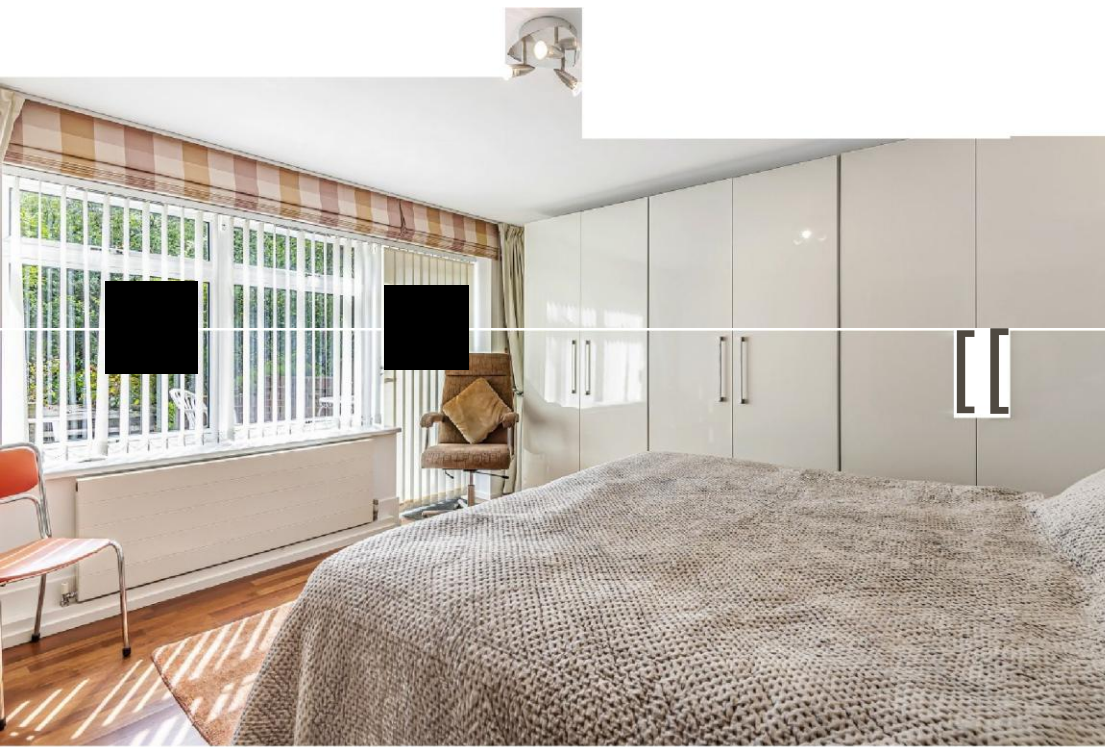
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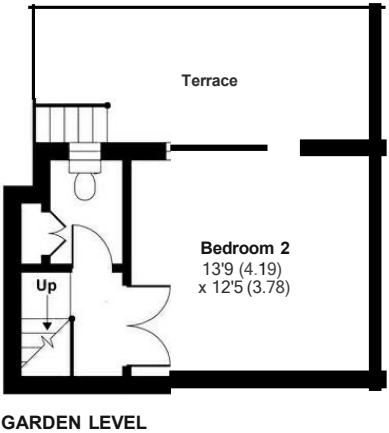
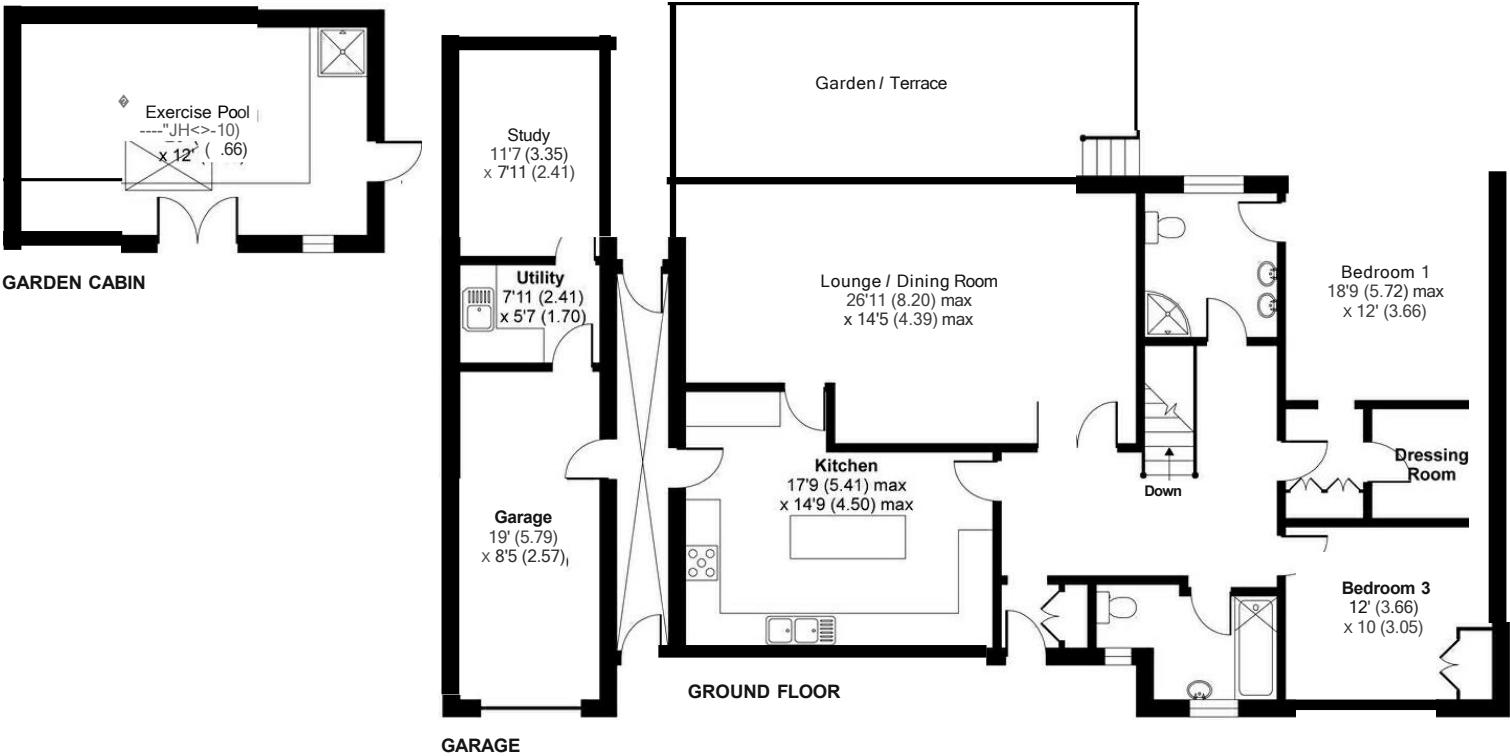




Autumn Leaves, Latimer Road, Barnet, ENS

Approximate Area = 1756 sq ft/ 163.1 sq m
Garage= 152 sq ft/ 14.1 sq m
Total= 1908 sq ft/ 177.2 sq m

For identification only - Not to scale



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) 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		
England, Scotland & Wales	71	82

EU Directive 2002/91/EC

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