

Gloucester Road
New Barnet, Hertfordshire, EN5 1RZ
Offers in excess of £1,150,000 Freehold

STATONS

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Bedrooms 4 | Bathrooms 1 | Receptions 2





36 Gloucester Road
New Barnet, Hertfordshire
EN5 1RZ



Situated on this sought after residential road, we are delighted to offer for sale this beautifully presented and substantial 4 bedroom family home. The house has been thoughtfully extended and provides bright and spacious accommodation throughout comprising a welcoming entrance hall, front reception room, second reception room with access onto the rear garden, open plan kitchen/dining room with door to the rear garden, utility area and a guest w.c. On the first floor there are 4 generous bedrooms and a large family bathroom. Externally there is a wonderful south facing rear garden of 160' in length with sun terrace, ornamental pond and pergola, a garage and ample driveway parking.

Ideally located for the commuter, with both New Barnet mainline station and High Barnet underground station (Northern Line) within easy reach. The Spires shopping centre, Everyman Cinema, Sainsburys and Pure fitness gym are also nearby. The area has many well regarded schools both private and state.

For more properties for sale in Barnet please call our [Barnet Estate Agents](#) on 0208 449 3383 .



Gloucester Road, Barnet, EN5

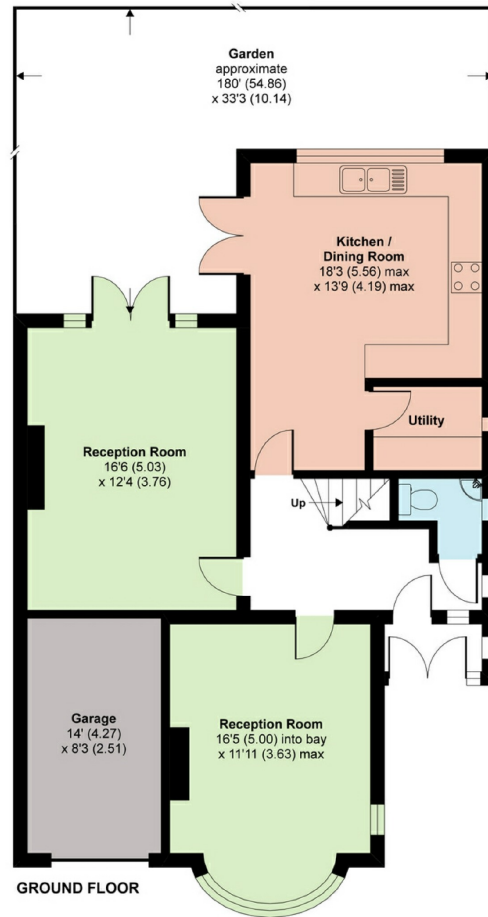
Approximate Area = 1556 sq ft / 144.55 sq m

Limited Use Area(s) = 122 sq ft / 11.33 sq m

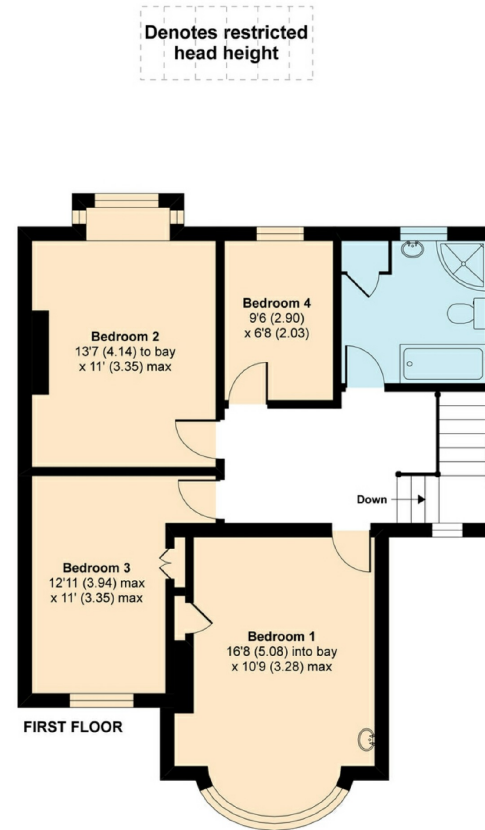
Garage = 111 sq ft / 10.3 sq m

Total = 1789 sq ft / 166.19 sq m

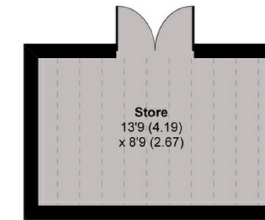
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



OUTBUILDING

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricshecom 2020. Produced for Statons. REF: 641407



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Best energy efficient - lower rating costs	Current	Potential	Best environmentally friendly - lower CO ₂ emissions	Current	Potential
A			A		
B			B		
C			C		
D			D		
E			E		
F			F		
G			G		
No energy efficient - higher rating costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

Energy Efficiency Rating: 64 (Current), 80 (Potential)
 Environmental Impact (CO₂) Rating: 75 (Current), 51 (Potential)

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.

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