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kingsmead
Barnet

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Kingsmead, Barnet, EN5 5AY

This wonderful home offers circa 1621 sq ft of bright, modern and versatile accommodation set in a sought-after residential location. This charming chalet-style semi-detached bungalow offers versatile accommodation arranged over two floors, perfectly blending comfort and practicality.

The welcoming entrance hallway leads to a spacious front reception room with a lovely bay window, creating a bright and inviting space to relax. Towards the rear, a generous second reception room opens directly onto the garden — ideal for family gatherings or quiet evenings overlooking the greenery.

The well-planned kitchen sits conveniently beside the living areas and provides direct access to the garden and garage/utility, making everyday living easy and efficient. Two comfortable bedrooms are positioned on the ground floor along with a modern family bathroom, offering flexibility for guests or single-level living.

Upstairs, the property continues to impress with two further double bedrooms and an additional bathroom. This upper level provides a peaceful retreat, complemented by useful eaves storage.

The lovely rear garden is circa 100' with a paved seating area to the immediate rear with the remainder laid mainly to lawn, with a shed providing extra storage. The private driveway provides off street parking and attached garage which is arranged as a utility room add further convenience.

Situated in this enviable location within walking distance to High Barnet tube (Northern Line) and within easy reach of the High Street and 'The Spires' with its large selection of shops, restaurants, boutiques and coffee shops. New Barnet station is also nearby for easy access into London. Barnet has many renowned and highly regarded schools both private and state.





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Approximate Gross Internal Area 1621 sq ft - 150 sq m
(Including Garage)

Ground Floor Area 1187 sq ft – 110 sq m
First Floor Area 434 sq ft – 40 sq m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	72 C
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.

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