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Netherlands Road
New Barnet

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Netherlands Road, New Barnet, EN5 1BS

NO ONWARD CHAIN

Positioned on a generous corner plot within EN5 1BS, this three-bedroom semi-detached home presents an excellent opportunity for buyers seeking space, versatility and significant potential to extend (subject to planning permission). The ground floor is arranged around a welcoming entrance hallway that provides access to the main living areas. At the front of the home sits a bright, well-proportioned lounge, ideal for everyday family living. Beyond this, a separate dining room offers a second reception space with plenty of room for formal dining or entertaining.

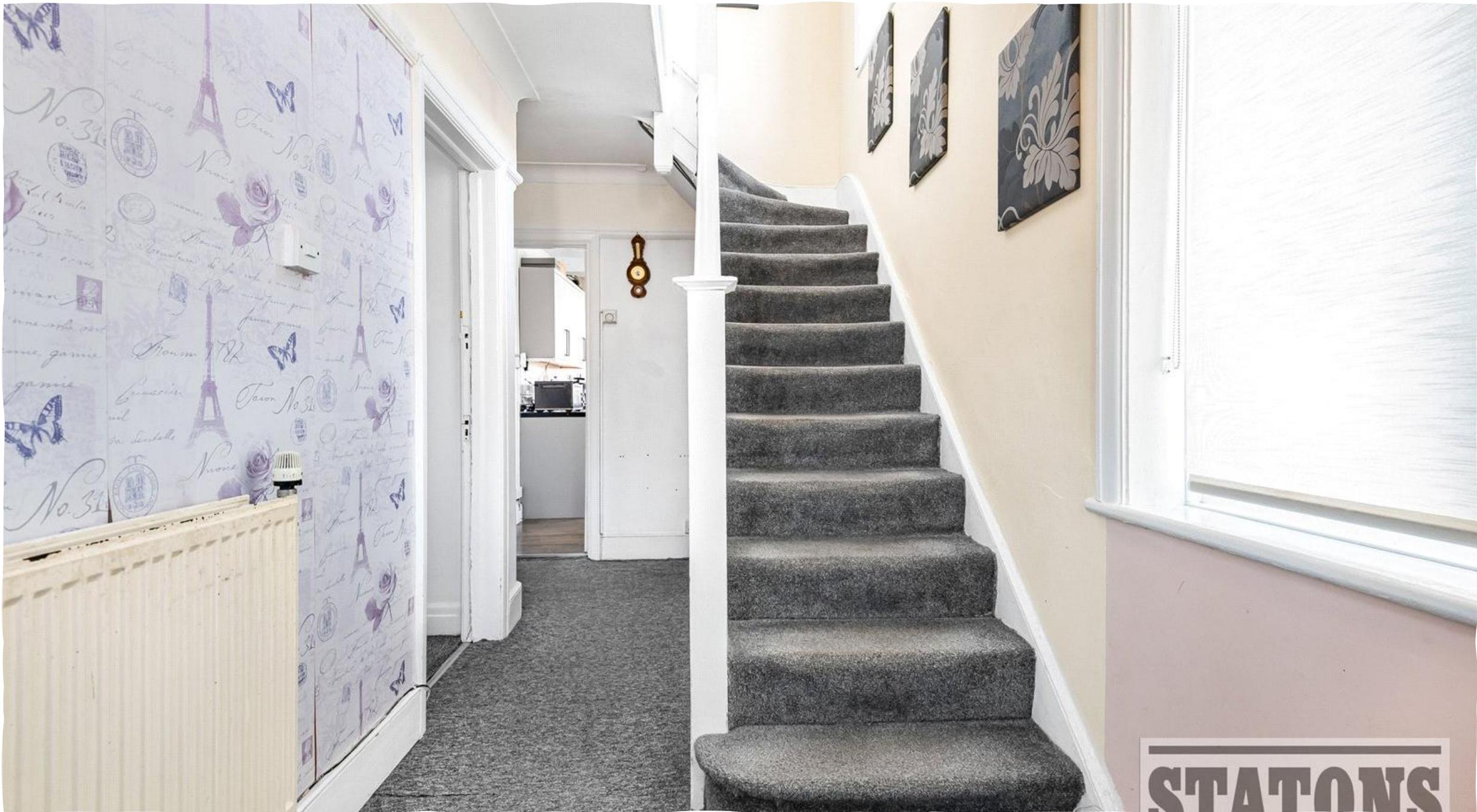
To the rear, the property benefits from a good-sized kitchen with direct access out to the garden, creating an easy flow between indoor and outdoor living. Adjacent to the kitchen is a practical workshop/utility area with its own external entrance — an excellent feature for hobbies, storage, or future conversion potential. Several useful storage cupboards are positioned throughout the ground floor.

The first floor comprises three bedrooms arranged off a central landing. The main bedroom spans the front of the house and provides generous sleeping accommodation. Two further bedrooms sit to the side and rear of the property, making the layout ideal for families. This level also includes a modern shower room and a separate WC, adding convenience for busy households.

Outside, the expansive wrap-around garden provided by the corner plot is a standout feature. It offers excellent privacy, extensive lawn and patio areas, and exceptional scope for side or rear extensions, subject to planning consent. The size and shape of the plot give buyers the freedom to reimagine the home to suit their future needs.



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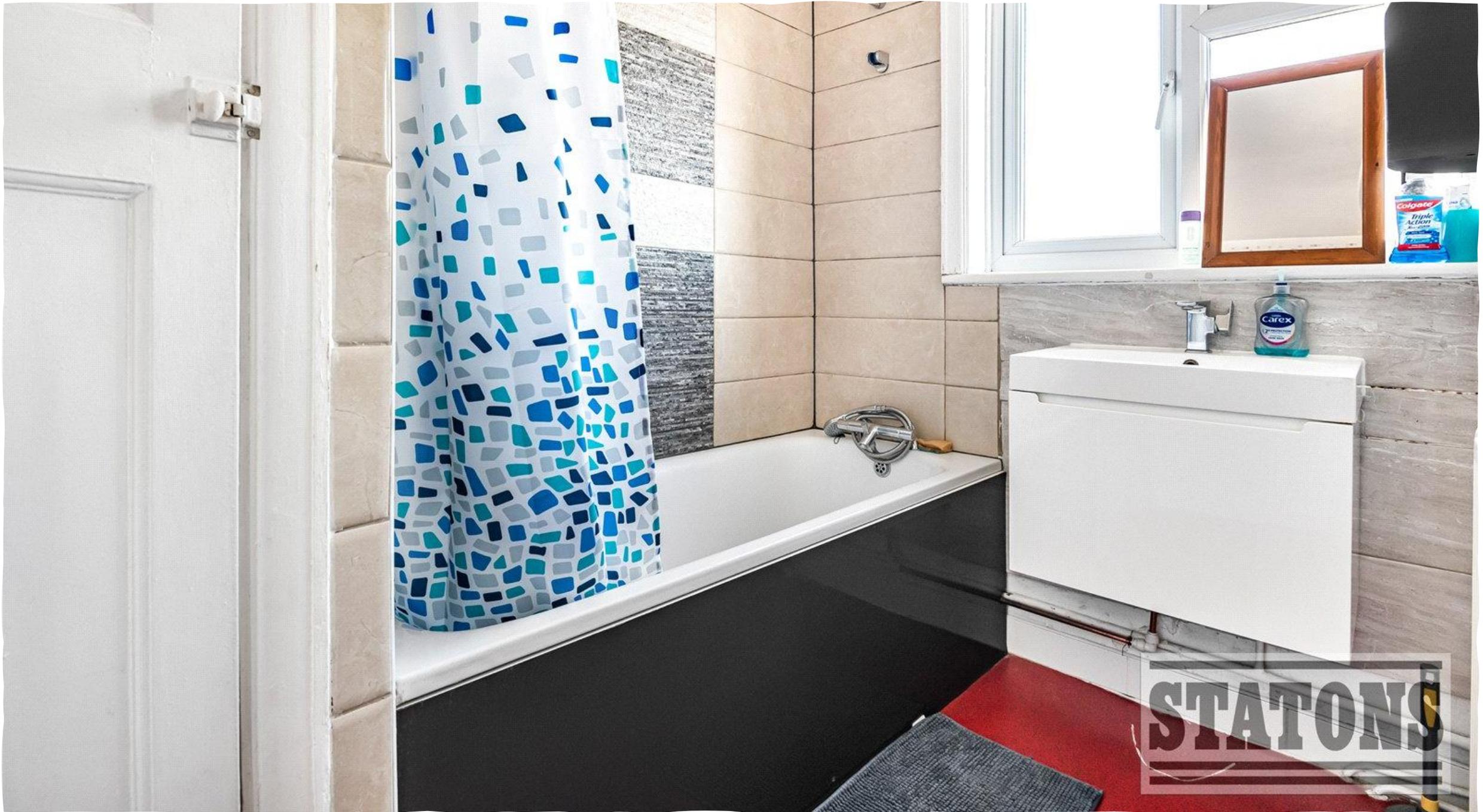
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**Approximate Gross Internal Area 1216 sq ft - 113 sq m
(Including Workshop)**

Ground Floor Area 721 sq ft – 67 sq m
First Floor Area 495 sq ft – 46 sq m



Local Authority: Barnet
Council Tax band: E
Tenure: Freehold



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.



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