

**73 King Edward Road, Barnet, EN5 5AU**

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## 73 King Edward Road, Barnet, EN5 5AU

MOVE INTO YOUR DREAM HOME THIS SUMMER!

A rare opportunity to acquire an exceptional 3,100 sqft detached home comprising of four bedrooms all benefiting from an en-suite, and an impressive full-width kitchen/dining/living area with bi-fold doors leading onto an unusually large landscaped garden. This property further benefits from a private driveway with integral garage and high-specification finishes throughout.

Internally this home encapsulates contemporary living to it's finest yet a homely fee; - perfect for all the family to enjoy. Featuring an impressive entrance hallway leading into the spacious living/kitchen/dining area filled with an abundance of natural light, benefitting from a designer kitchen with high end integrated appliances plus separate utility room/wc and ample storage. As you ascend the stairs you will find three double bedrooms all benefitting from en-suite shower rooms, a generous tv room leading onto a private outdoor dining space. The second floor suite occupies the top floor with separate walk-in dressing area, en-suite bathroom with rolltop bath and separate shower/wc room plus an additional bonus room given you the opportunity to use as a home office.

Located on a quiet residential road within easy reach of The Spires shopping centre and the excellent selection of restaurants and bars, Barnet and New Barnet have to offer. The area has renowned schooling both state and private including Haberdashers' Aske's, Belmont/Mill Hill School, JCoSS, QE Boys and QE Girls.

New Barnet mainline station is a 10 min walk away and High Barnet tube station (Northern Line) is approximately a 15 min walk providing an easy commute to central London with the M25 , A1 and M1 easily accessible.

# SPECIFICATION

## Kitchens:

- Contemporary handle less Gloss Lacquered doors
- Complementary light-coloured stone worktops and matching stone splashback
- 1.5 bowl undermounted stainless steel sink
- Sink tap in brushed steel
- LED flexible strip lights to underside of wall units
- Multi gang switches for appliances

## Appliances: (high end range of visible appliances)

- Eye level double combi-oven with grill and microwave function
- Induction 5 ring hob
- Extractor hood
- Fully integrated fridge and fully integrated freezer
- Integrated full-size dishwasher
- washing machine and tumbler dryer to utility room
- built in wine cooler
- Appliances to be Neff (or equivalent) \*

## Internal finishes:

- Walls: Dulux Pure Brilliant White
- Ceilings: Dulux Pure Brilliant White
- Skirting / Architrave / Doors: Brilliant White
- Staircase: Brilliant White with handrail and newel cap finished in timber
- Engineered flooring on stairs with LED Lighting
- Contemporary Chrome Ironmongery
- Contemporary luxury carpets to all bedrooms
- Tiled flooring to hallway, kitchen/living/diner and WC

## Connectivity:

- BT Point to living area
- Infrastructure ready for Sky Q connectivity
- CAT 6

## Heating:

- Gas underfloor heating to all floors

## Electrical:

- sockets and switches- white / down to buyer what colour
- Low-energy downlighters throughout- SPOT LIGHTS
- Ceiling mounted CO and heat detectors
- USB plug sockets to bedrooms, living room and kitchen

## Bathroom, En-suites, and Cloakrooms:

- White contemporary sanitaryware fitted with chrome brassware
- Tiled flooring
- Full -height Porcelanosa tiling to walls with sanitaryware fitted
- Full-height Porcelanosa tiling around bath and shower enclosures
- fully tiled cloakroom
- wash hand basin with vanity unit under
- Thermostatically controlled exposed shower valve with fixed riser head
- Soft closing toilet seats
- Heated towel rails to bathroom and En-suites
- Bath sensor lighting
- Shaver socket
- Demister mirror with LED light surround

## External details:

- LED light on a PIR sensor front and back
- UPVC windows
- Contemporary composite front door
- Front paths and rear garden paving slabs Sandstone
- Landscaping to front gardens and rear gardens laid to lawn
- External tap to all plots
- EV charging point and external plug point

## General:

- 10 Year New Home Warranty provided to all plots







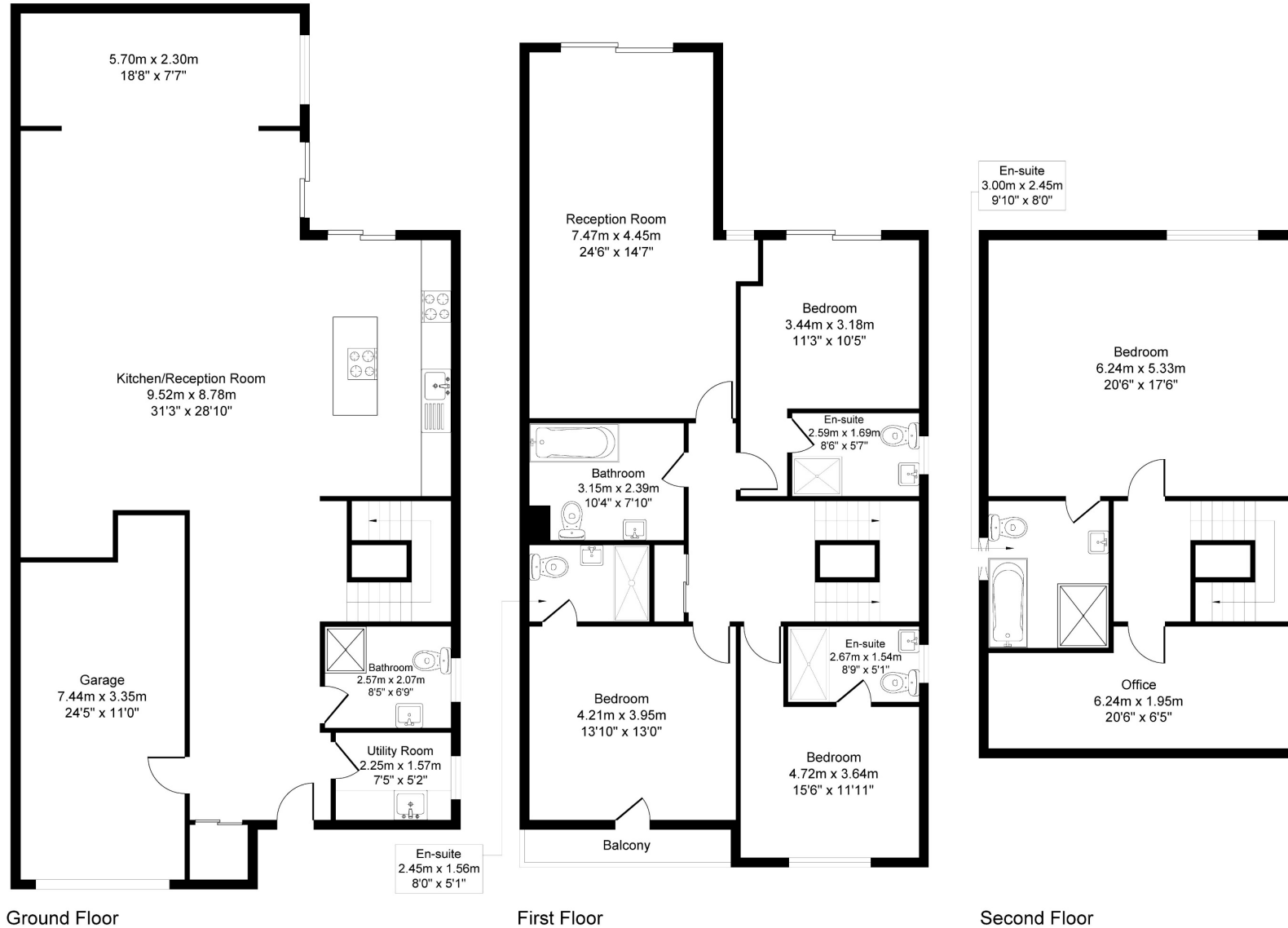








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Approximate Gross Internal Area = 312.07 sq m /3359.11 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale

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The Property  
Ombudsman

Freehold  
Council Tax – E  
Local Authority - Barnet

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