

**STATONS**

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# Gloucester Road Barnet



# 5 Gloucester Road Barnet EN5 1RS OIEO £1,275,000

Situated in this sought-after residential road, we are delighted to offer for sale this substantial double fronted 5 bedroom family home. This beautiful property has been thoughtfully extended and remodelled by the present vendors and provides bright and spacious, high specification accommodation throughout.

Comprising a wonderful, welcoming entrance hall, bay fronted dining room, a fabulous open plan kitchen/dining/ room with a bespoke stylish kitchen with its own separate staircase leading to the 1st floor and sliding doors to the rear garden. There is a supersized 27' reception room which leads on to a stunning conservatory which looks on to the rear garden. The first floor also benefits from a guest Cloakroom and a garage.

On the first floor there are 5 bedrooms (1 with en suite bathroom), a further family bathroom, separate shower room and WC. Externally there is a well maintained, private rear garden with a shed at the rear. The front garden offers off street parking for several cars.





























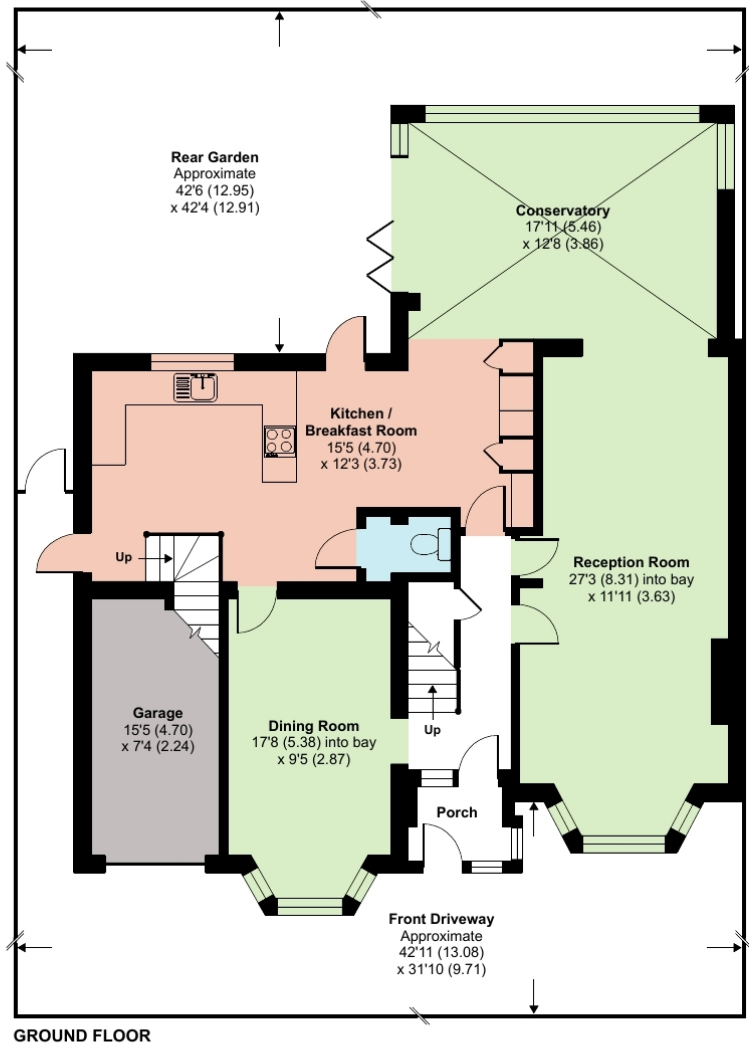


# Gloucester Road, Barnet, EN5

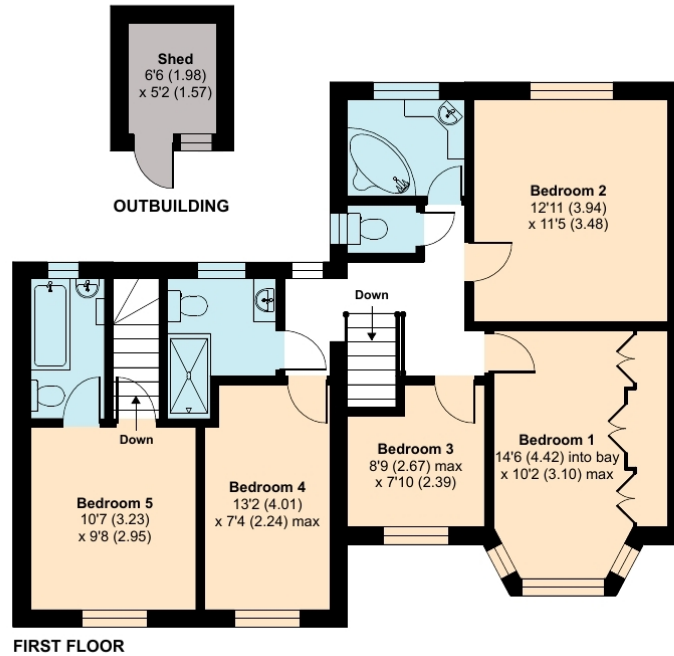


Approximate Area = 2007 sq ft / 186.4 sq m  
 Garage = 113 sq ft / 10.5 sq m  
 Outbuilding = 34 sq ft / 3.2 sq m  
 Total = 2154 sq ft / 200.1 sq m  
 For identification only - Not to scale

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



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nitchecom 2023. Produced for Statons. REF: 1027360

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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