

# Queens Road, Barnet, EN5 4DG £1,375,000

Situated on this sought after residential road we are delighted to offer for sale this stunning, period family home.

This semi-detached property is set over 3 floors and benefits from a wealth of original features and comprises a welcoming entrance hall, 2 large interconnecting reception rooms with feature open hearth & gas fireplaces, a bright and airy kitchen/breakfast room, a separate utility room and a guest w.c. Benefits include heating controlled by Tado multi-zoned smart thermostat and radiator valves and Fibre Internet direct to the premises (FTTP).

On the first floor there are 4 good size bedrooms and a family bathroom along with stairs to the second floor which has a generous principal bedroom with a recently fitted shower room, a walk in cupboard and ample eaves storage.

Externally there is a large, well established and mature rear garden of approx. 136' in length with sun terrace, and storage shed. There is also a pretty front garden and a long driveway leading to a double length, detached garage. The property has potential to extend to the rear and side subject to the usual consents.

Queens Road is situated in this enviable location within walking distance to the 'The Spires' with its large selection of shops, restaurants, boutiques and coffee shops. High Barnet tube station (Northern Line) and New Barnet station are nearby for easy access into London. Barnet has many renowned and highly regarded schools both private and state of which the property is near to the outstanding Queen Elizabeth Boys school.

































## **SUMMER LIBRARY**









## **WINTER LIBRARY**





#### **Queens Road, Barnet, EN5**

Approximate Area = 1872 sq ft / 173.9 sq m Limited Use Area(s) = 264 sq ft / 24.5 sq m Garage = 236 sq ft / 21.9 sq m Total = 2372 sq ft / 220.3 sq m

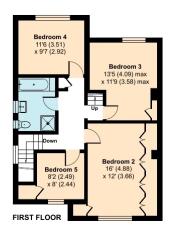
For identification only - Not to scale

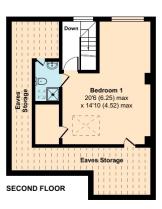


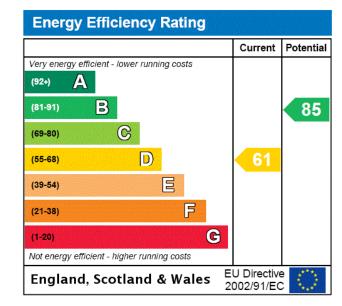
Local Authority: Barnet Council Tax band: G

Tenure: Freehold











Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). @n/checom 2023. Produced for Statons. REF: 1059272

GROUND FLOOR

Rear Garden Approximate

66'7 (20.30)

Garage 24' (7.32)

Driveway / Front Garden

Approximate 70'3 (21.41)

x 34'1 (10.39)

Rear Garden Approximate 69'8 (21.23)

Kitchen

l'4 (3.45) max 11'2 (3.40) mi

Reception Room

14'11 (4.55) into bay x 11'11 (3.63) max

Reception Room

19'3 (5.87) into bay

x 12'10 (3.91) max

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.



#### STATONS BARNET

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