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**Richmond Road  
Barnet**

# Richmond Road, Barnet, EN5 1SA

## £2,250,000

Set behind a large frontage on this sought after road, we are delighted to offer this stunning Edwardian 6 bedroom family home. The property has been thoughtfully remodelled by the current vendors, benefiting from bright and spacious, versatile accommodation and carefully blended original period features with stylish contemporary touches. Comprising a welcoming tiled entrance hall, 2 generous reception rooms, a fabulous open plan kitchen/dining/ family room with island and snug area, utility room with door to the integral garage and a guest w.c. On the first floor there is a wonderful principal bedroom suite with dressing area and a luxurious en suite shower room, 2 further double bedrooms, a large single bedroom, a contemporary family bathroom and an additional separate shower room. On the top floor there are 2 further double bedrooms and a modern shower room. The property also benefits from a basement offering ample storage.

Externally there is a wonderful, professionally landscaped rear garden of approx 85' with a large paved sun terrace and side access. The generous frontage provides ample off street parking and access to the garage.

Ideally located for the commuter, with both High Barnet underground station (Northern Line) and New Barnet mainline stations within easy reach, there are also numerous bus routes. The Spires shopping centre is close by with its many shopping amenities. The area has many well regarded schools both private and state.









































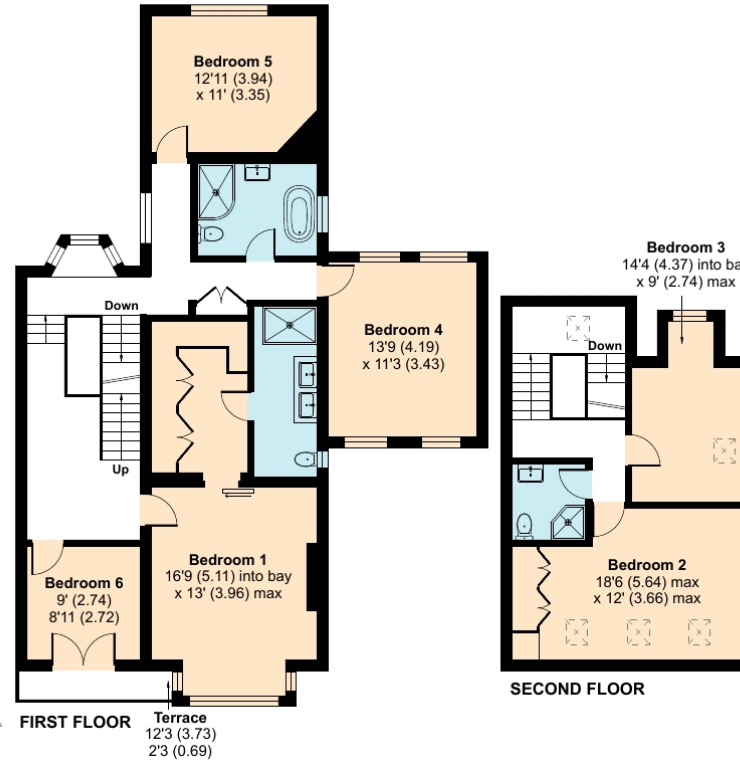
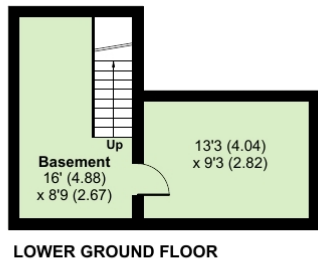
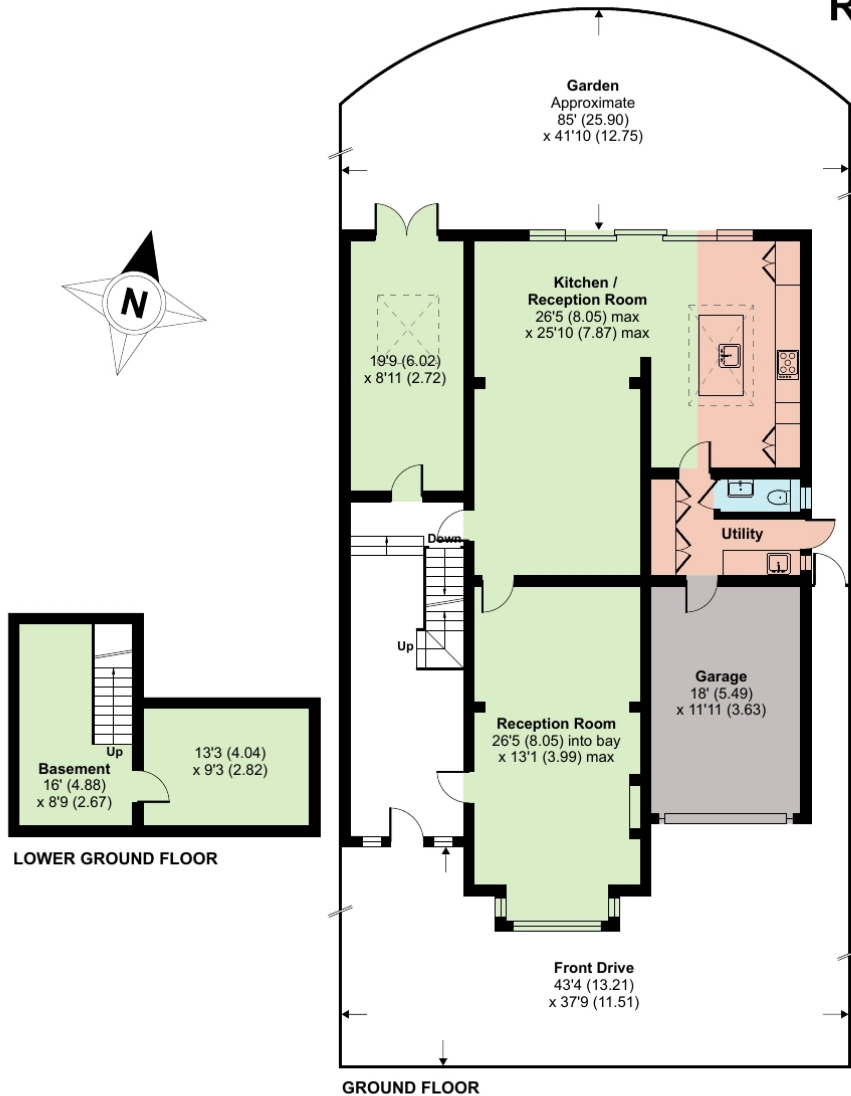





# Richmond Road, New Barnet, Barnet, EN5

Approximate Area = 3441 sq ft / 319.6 sq m  
 Garage = 213 sq ft / 19.7 sq m  
 Total = 3654 sq ft / 339.3 sq m  
 For identification only - Not to scale

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



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>		
(55-68) <b>D</b>	68	79
(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	

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