

**49 Northumberland Road**  
**Barnet**

**STATONS**





# Northumberland Road, New Barnet, EN5 1EB £1,395,000

This impressive and thoughtfully laid-out semi-detached home offers spacious accommodation arranged over three floors, ideal for modern family living. Situated in a desirable residential area, the property benefits from off-street parking, a private garage, and a landscaped rear garden with a charming summer house — perfect for work, play, or relaxation.

Upon entering, a welcoming hallway leads to a bright and inviting living room at the front of the home. Towards the rear, the property opens into an expansive kitchen and dining area, complemented by a wonderful orangery with direct access to the garden, creating a perfect flow for entertaining or everyday family life. A guest cloakroom completes the ground floor.

The first floor comprises four generously sized bedrooms, including a large principal bedroom and a modern family bathroom. An additional WC provides added convenience for busy households.

Occupying the entire top floor, is another spacious bedroom complete with an en-suite bathroom and useful eaves storage — ideal as a luxurious principal suite or a flexible guest space.

Externally, the rear garden provides a tranquil outdoor setting with patio and lawned areas, while the detached summer house adds year-round versatility for use as a home office, gym, or studio.

Ideally located for the commuter, with both High Barnet underground station (Northern Line) and New Barnet mainline stations within easy reach. The area is also served by numerous bus routes. The Spires shopping centre is close with its many shopping amenities as well as Whetstone High Road which offers a range of shops, bars and restaurants. The area has many well regarded schools both private and state.





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STYLISH CONCEPTS





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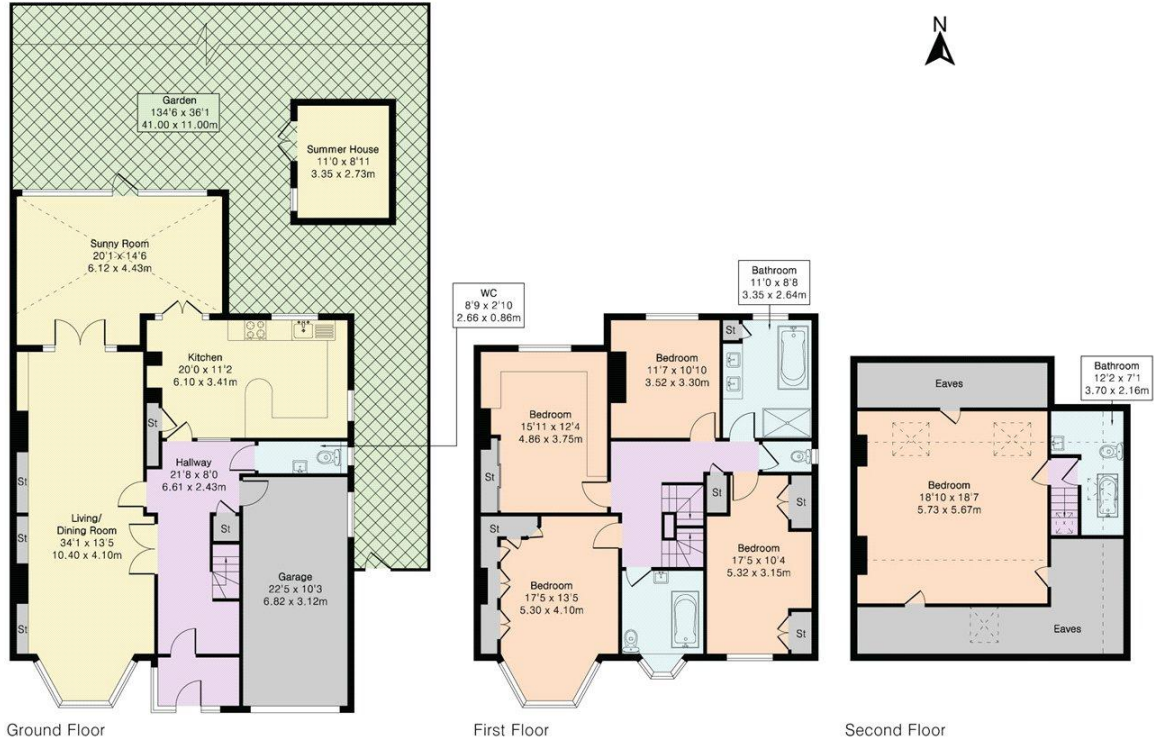


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Local Authority: Barnet  
Council Tax band: G  
Tenure: Freehold

Approximate Gross Internal Area 2916 sq ft - 271 sq m  
(Excluding Outbuilding & Including Garage)  
Ground Floor Area 1424 sq ft – 132 sq m  
First Floor Area 1052 sq ft – 98 sq m  
Second Floor Area 440 sq ft – 41 sq m  
Outbuilding Area 98 sq ft – 9 sq m



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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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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