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**Northumberland Road**  
**Barnet**

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## Northumberland Road, New Barnet, EN5 1ED

This exceptional extended six bedroom semi-detached family home offers circa 3000 sq ft of modern and versatile accommodation, ideally situated on the ever-popular Northumberland Road in New Barnet. Arranged over three floors and finished to a very high standard throughout, this impressive residence offers stylish accommodation perfectly suited to modern family living.

The ground floor is centred around a stunning open-plan kitchen, dining and living space to the rear, creating a superb entertaining area with direct access onto the south-facing garden. The kitchen is thoughtfully designed with ample storage and workspace, complemented by generous dining and seating areas flooded with natural light. To the front of the property is an elegant reception room providing a more formal living space, while the welcoming entrance hall offers useful storage together with a utility area, shower room and boiler room.

The first floor provides four well-proportioned bedrooms, including a principal bedroom with en-suite shower room, alongside a contemporary family bathroom. The second floor features two further double bedrooms, both benefiting from en-suite facilities, creating an ideal arrangement for larger families, guests or independent living for older children.

Externally, the property continues to impress with off-street parking to the front and a magnificent circa 163' south-facing rear garden. At the rear of the garden sits a fabulous detached outbuilding complete with its own shower room, offering outstanding flexibility as a home office, gym, studio, entertainment space or guest accommodation.

Northumberland Road is a highly regarded residential turning in the heart of New Barnet, well placed for a range of local shops, cafes and everyday amenities. Oakleigh Park mainline station provides convenient access into Central London, while nearby High Barnet Underground Station offers Northern Line services. The area is also well regarded for its selection of highly sought-after schools, green open spaces and excellent road links including the A1 and M25.









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Approximate Gross Internal Area 2816 sq ft - 262 sq m

(Excluding Outbuilding)

Ground Floor Area 1245 sq ft – 116 sq m

First Floor Area 970 sq ft – 90 sq m

Second Floor Area 601 sq ft – 56 sq m

Outbuilding Area 361 sq ft – 34 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.

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

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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## STATONS BARNET

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