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Great North Road
New Barnet

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Great North Road, New Barnet, EN5 1AW

This charming three-bedroom, two-bathroom bay-fronted semi-detached period family home comes with a south-west facing garden, garage, and a spacious driveway.

The property is entered via a practical and secure porch, ideal for coats and additional storage, which leads into a welcoming entrance hall that forms the heart of the home. Just off the hallway is a convenient downstairs W/C.

To the front of the property is a well-proportioned reception room, currently arranged as a formal dining room. To the rear is a second generous reception room, currently used as a lounge, featuring a working fireplace and enjoying pleasant views over the garden, with French doors providing direct access outside.

Completing the ground floor is an extended, fully equipped kitchen measuring over 17 feet in width, offering ample space for a six-seater dining table, perfect for family living and informal dining. The adjoining garage benefits from natural light through Velux-style windows, making it ideal for storage, hobbies, or potential future conversion, for those looking to enlarge the downstairs living space.

Upstairs, the property comprises three bedrooms. The principal bedroom features a bay window, fitted wardrobes, and a contemporary fully tiled en-suite with a walk-in shower and underfloor heating. The second bedroom is a spacious double with fitted wardrobes and attractive views over the garden. The third bedroom, also overlooking the garden, benefits from built-in storage and is well suited as a study or nursery.

The loft has been converted to provide versatile additional space, complete with wooden flooring, Velux-style windows, electricity, and useful eaves storage.

Ideally positioned for commuters, the property is within easy reach of High Barnet Underground Station (Northern Line), New Barnet mainline station, and numerous bus routes. A wide range of local amenities are close by, including the iconic Everyman Cinema, Tesco Express, M&S, and an excellent selection of cafés, restaurants, and pubs. The Spires Shopping Centre and Whetstone High Street are also nearby, offering further retail and dining options.

For those who enjoy outdoor space, Greenhill Lake and Dollis Valley green spaces are both within close proximity. The area is also highly regarded for its excellent selection of state and private schools, including QE Boys, QE Girls, St Catherine's, Totteridge Academy, Ark Pioneer Academy, and St Andrew's to name a few.



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**Approximate Gross Internal Area 1493 sq ft - 138 sq m
(Including Garage)**

Ground Floor Area 819 sq ft – 76 sq m
 First Floor Area 507 sq ft – 47 sq m
 Second Floor Area 167 sq ft – 15 sq m



Ground Floor

First Floor

Second Floor



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.



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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 77 C |
| 55-68 | D | 61 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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