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**Victoria Road  
New Barnet**

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# Victoria Road, New Barnet, EN4 9PB

This modern semi-detached home is arranged over three well-planned floors offering circa 1178 sq ft of bright, versatile living space ideal for contemporary family life.

The ground floor opens into a welcoming hallway, leading to a front reception room that provides a comfortable setting for relaxing or entertaining. To the rear, a spacious kitchen/dining room forms the heart of the home, designed with modern living in mind and opening directly onto the private rear garden—perfect for indoor-outdoor living. A convenient ground floor cloakroom and useful storage complete this level.

On the first floor, there are two well-proportioned bedrooms, both offering ample space for furnishings, alongside a stylish family bathroom. Additional storage is thoughtfully integrated throughout the floor.

The top floor is dedicated to a generous principal bedroom suite, benefiting from its own en-suite shower room and access to eaves storage, creating a peaceful and private retreat.

Externally, the property enjoys a well-maintained rear garden, ideal for entertaining or family use, while off-street parking to the front adds further practicality.

Victoria Road in New Barnet is well placed for convenient transport links and local amenities. Nearby New Barnet railway station is just a short walk away and provides direct services into central London, while High Barnet Underground station offers easy access across the capital. The Piccadilly line is also readily accessible, with Cockfosters Underground station approximately a 20-minute walk away.

The area also benefits from a range of local shops, cafés and schools, with a Sainsbury's around a 5-minute walk away, alongside both New Barnet High Street and East Barnet village within approximately 10 minutes on foot.

Nearby green spaces such as Victoria Recreation Ground add to its appeal, with a playground, library, gym and leisure centre all conveniently located just off Victoria Road.





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**Approximate Gross Internal Area 1178 sq ft - 110 sq m**

Ground Floor Area 515 sq ft – 48 sq m

First Floor Area 377 sq ft – 35 sq m

Second Floor Area 286 sq ft – 27 sq m



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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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.



**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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