



Northumberland Road

New Barnet EN5 1EE

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A beautifully presented contemporary family home, offering stylish and versatile accommodation arranged over three floors, perfectly suited to modern family living.

The heart of the home is a stunning open-plan kitchen and dining room, thoughtfully designed for both everyday living and entertaining, with doors opening directly onto a wonderful south-facing rear garden. A separate reception room provides an elegant retreat, while a utility room and guest cloakroom complete the ground floor.

The upper floors offer four well-proportioned bedrooms, including a principal suite with en-suite shower room, together with a contemporary family bathroom, providing flexible accommodation for growing families.

Externally, the property enjoys a generous south-facing garden, ideal for outdoor entertaining and family enjoyment, together with off-street parking, a detached garage and useful outbuildings offering excellent storage or potential for a home office or gym (subject to any necessary consents).

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.



























































Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

Local Authority: Barnet
Council Tax Band: F
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.



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.

Approximate Gross Internal Area 1897 sq ft - 177 sq m
(Excluding Garage & Outbuilding)
Ground Floor Area 945 sq ft – 88 sq m
First Floor Area 662 sq ft – 62 sq m
Second Floor Area 290 sq ft – 27 sq m
Garage Area 155 sq ft – 14 sq m
Outbuilding Area 170 sq ft – 16 sq m



