

MARGARET ROAD

BARNET - EN4

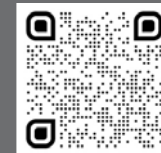
THOMAS
JAMES

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- THREE DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- EXTENDED KITCHEN/DINER

- DETACHED
- GARDEN OUTBUILDING/HOME OFFICE
- OFF STREET PARKING



FOR SALE
£750,000
FREEHOLD

MARGARET ROAD

BARNET- EN4



DEATCHED HOUSE

£750,000

PROPERTY DESCRIPTION

This detached three bedroom Victorian house is a delightful property that brings together traditional period features with modern updates to create a contemporary family home. Ideally situated on a popular residential street in New Barnet, it's close to the shops, station and many amenities in the nearby neighbourhood centre.

The property has a handsome exterior with period brick detailing, a large ground floor bay window and a covered porch. The front door opens into the hallway with a welcoming wood floor that extends into the two reception rooms at the front and rear of the house. The front living room has a traditional feel, with sash windows, a ceiling rose and cornicing, and an ornate period cast-iron fireplace. The adjacent rear reception room, currently used as a music room, has a more relaxed ambience, with a stunning tiled cast-iron fireplace and French doors to the rear garden.

There's also a 24ft long open plan kitchen/diner on this floor. This large, light room has a contemporary feel, with stylish monochrome décor. It has great natural light from windows above the sink and next to the dining area, and glazed double doors that open onto the garden terrace. Fitted matt white wall and floor cabinets with a combination of integrated and freestanding appliances are complemented by a dark grey/black worktop, mosaic tiled splashback and tiled floor.

COUNCIL TAX BAND: F
Barnet Council

EPC RATING: B

FREEHOLD



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Heading upstairs there's a fabulous original leaded roof light on the landing. This floor is home to three large double bedrooms. The main bedroom at the front of the house is a huge room with a built-in cupboard, a wall of wardrobes, and two large sash windows with privacy glass on the lower sections. The second bedroom at the rear of the house is conveniently close to the bathroom and has great garden views. The centrally located third bedroom (also a double with garden views) has a handy full height built-in cupboard. All three bedrooms have generous period proportions, and picture rails and sash windows that provide character.

The luxurious family bathroom is mainly tiled and has a contemporary suite that comprises a corner bath with a shower, a wall hung washbasin and a WC. There's also a heated towel rail and an obscured glass window that provides plenty of light and ventilation.

Outside, the block paved front garden provides off-street parking and there's gated side access to the huge, sunny, south-facing back garden. .

A smart paved terrace with raised beds and built-in bench seating wraps around the rear of the house, and a garden path leads through the long lawn to the large studio at the end of the garden, currently used as a workspace.

This is a wonderful house that oozes character and makes you feel immediately at home. It occupies a large plot with a 144 ft back garden that provides lots of scope for extension to the rear.

The property is just five minutes' walk from the many shops and amenities of New Barnet town centre. These include numerous local independent shops, bars and restaurants as well as high street chains and a range of services.

There are regular direct 30-minute train services to Moorgate in the City from New Barnet station, just a seven minute walk from the property.

There are lots of green spaces nearby. The popular Pymme's Brook Trail is just moments way, leading to Victoria Recreation Ground. Here you'll find open green space with sports courts, a playground, bowls club and the New Barnet Leisure Centre.

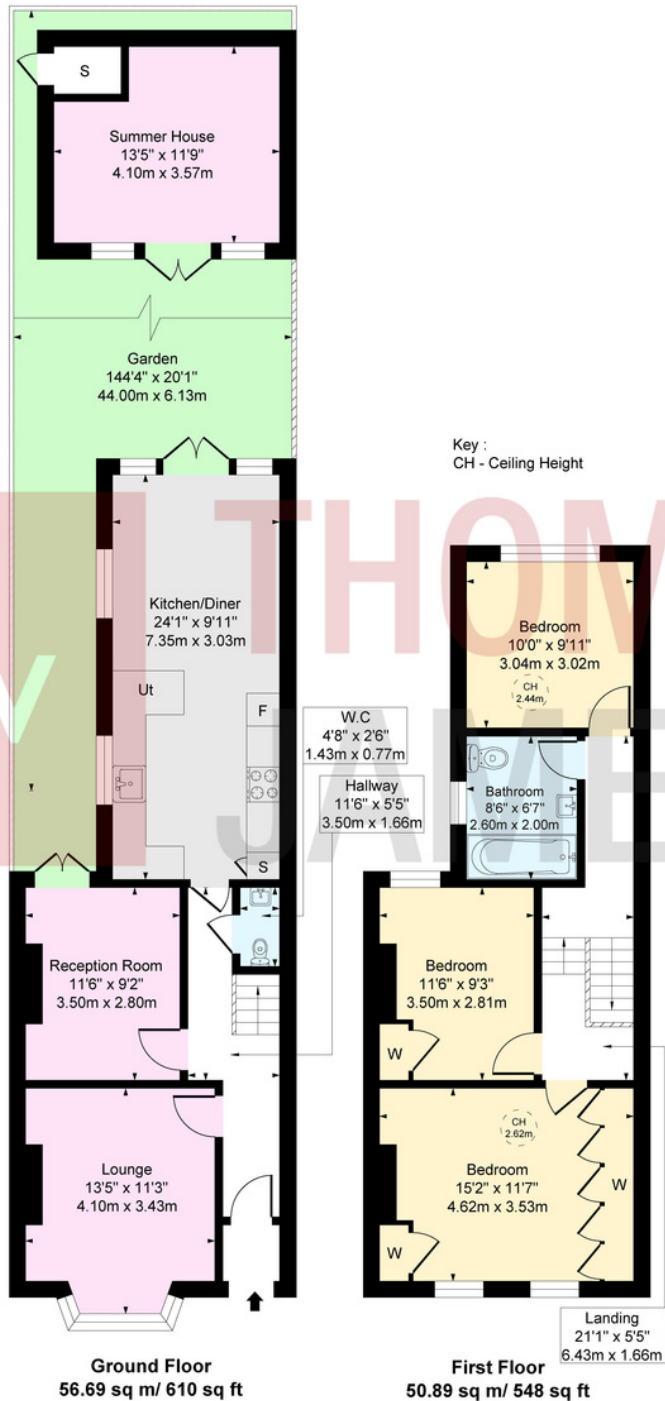
VIDEO



TRANSPORT



Margaret Road, Barnet, Hertfordshire, EN4 9NX
 Approximate gross Internal Area
 122.23 sq m / 1316 sq ft



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		

This floor plan is for illustrative purposes only and must not be relied upon as a statement of fact.

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