



**Gloucester Road, Barnet, EN5**

**Asking Price: £675,000**

*Freehold*

This three bedroom semi detached family house requiring some modernisation comes with scope to extend over/covert garage (STPP) located in one of the areas premier roads well placed for New Barnet mainline station providing direct train links to London's Moorgate and Kings Cross Stations.

Accommodation comprises entrance hall with guest wc, rear aspect lounge/diner with patio doors to garden, three bedrooms and bathroom to first floor.

An established tiered rear garden extends to 60ft with a further enclosed area behind the attached garage.

It's attractive location offers a wide cross-section of local amenities, shops, sport, leisure and businesses, plus nearby Oak Hill Park and a range of schools. There are also excellent transport links by rail, bus and road.

**SEMI DETACHED FAMILY HOUSE**  
**CHAIN FREE**  
**60ft GARDEN**  
**THREE BEDROOMS**  
**LOUNGE/DINING ROOM**  
**FITTED KITCHEN**  
**GROUND FLOOR WC**  
**SCOPE FOR EXTENDING (STPP)**  
**DRIVEWAY & GARAGE**  
**FRONT SIDE & REAR GARDEN WITH SHED**



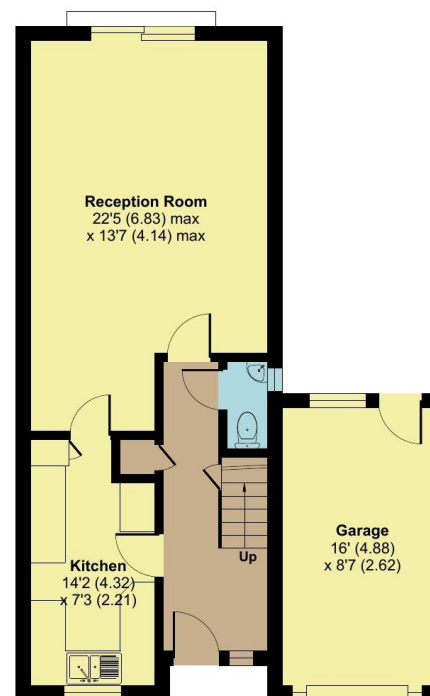
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Approximate Area = 1003 sq ft / 93.1 sq m

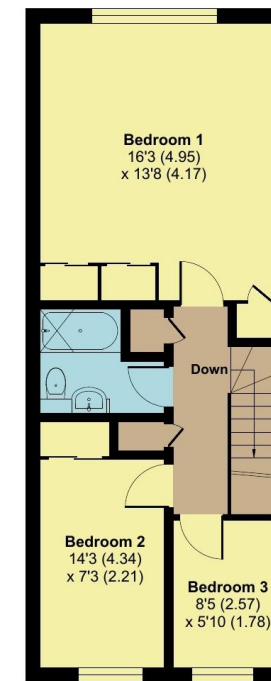
Garage = 139 sq ft / 12.9 sq m

Total = 1142 sq ft / 106 sq m

For identification only - Not to scale



**GROUND FLOOR**  
**APPROX FLOOR**  
**AREA 45.9 SQ M**  
**( 495 SQ FT)**



**FIRST FLOOR**  
**APPROX FLOOR**  
**AREA 47.1 SQ M**  
**( 508 SQ FT)**

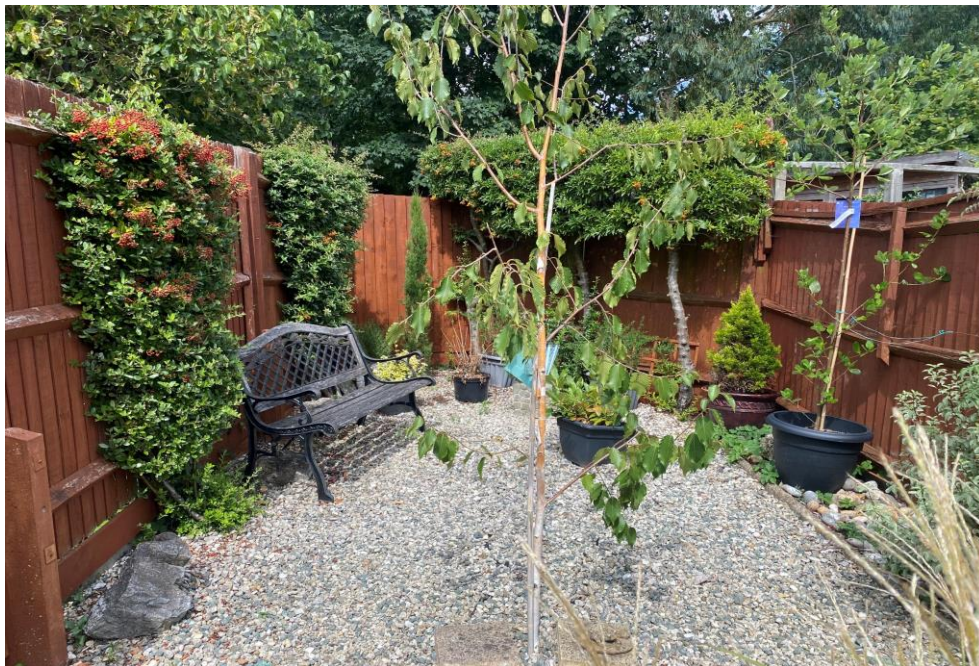


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hunters Property Group. REF: 1176069











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## Hunters Barnet

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### Disclaimer

The agent has not checked any apparatus, fixtures or fittings or services and cannot verify they are in working order or fit for their purpose. Neither has the agent checked the legal documentation to verify the Freehold / Leasehold status of the property. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property.

**Reference: BRN220143**