



**Leicester Road, New Barnet, Barnet, EN5**

**Asking Price: £975,000**

*Freehold*



This beautifully extended and modernized semi-detached family home is designed to offer exceptional contemporary living across three spacious floors and features a stylish garden room located within a 90ft garden, as well as off-street parking at the front.

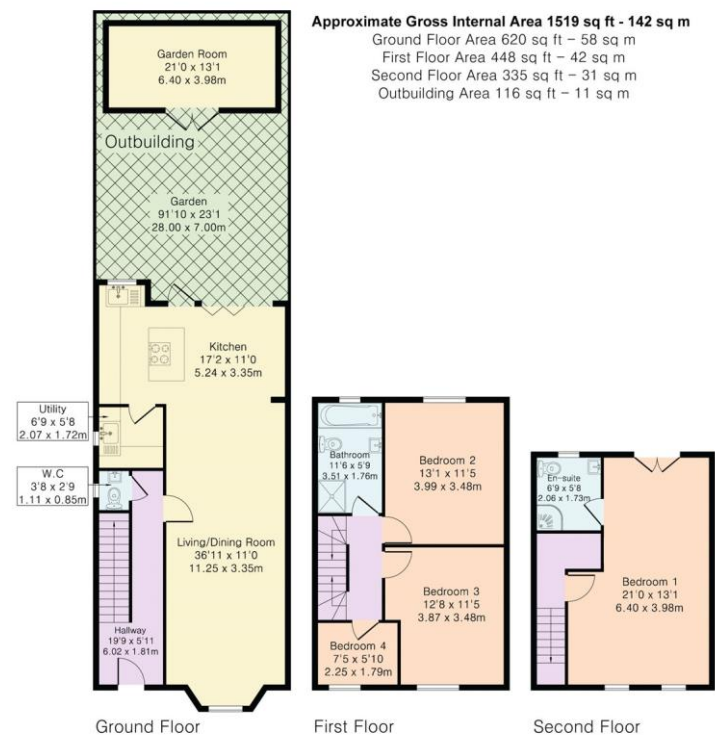
Conveniently situated, the home is just a short distance from Cromer Road Primary School, with additional local nurseries and secondary schools, including East Barnet and Queen Elizabeth's Girls' Secondary School. For leisure and shopping, nearby amenities include Sainsbury's supermarket, New Barnet's recently opened leisure center, and the Everyman Cinema.

The fully refurbished interior welcomes you through an entrance hall with beautifully detailed paneling on the stairs and a guest WC. The ground floor boasts herringbone-patterned flooring with underfloor heating, leading to a spacious reception room and a fully equipped kitchen complete with integrated appliances, marble-topped work surfaces, and access to a newly laid patio and lawned garden. The garden also features a modern timber-clad garden room with electricity and water supply, providing an ideal space for a home office, gym, or den.

The first floor offers three bedrooms and a four-piece family bathroom, while the principal bedroom, located on the top floor, includes a glazed Juliet balcony and an en-suite bathroom.

The property is ideally positioned for transport links, with New Barnet Mainline Station providing direct access to London's King's Cross and Moorgate Stations. The High Barnet Northern Line Underground station is also nearby.

- **EXTENDED SEMI DETACHED FAMILY HOUSE**
- **FOUR BEDROOMS**
- **FOUR PIECE FAMILY BATHROOM & EN-SUITE SHOWER**
- **THROUGH RECEPTION ROOM**
- **KITCHEN BREAKFAST ROOM**
- **UTILTY ROOM**
- **GROUND FLOOR WC**
- **90ft GARDEN**
- **GARDEN ROOM**
- **OFF STREET PARKING**

















Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	55	
(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

41 High Street  
High Barnet  
Barnet  
Hertfordshire  
EN5 5UW

T: 020 8441 3377 (sales) | 8441 6969 (lettings)

E: [info@hunters-barnet.co.uk](mailto:info@hunters-barnet.co.uk)

[www.hunters-barnet.co.uk](http://www.hunters-barnet.co.uk)

### 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: BRN240400**