



**Kingsmead, Barnet, EN5**

**Offers in excess of:  
£1,000,000  
*Freehold***

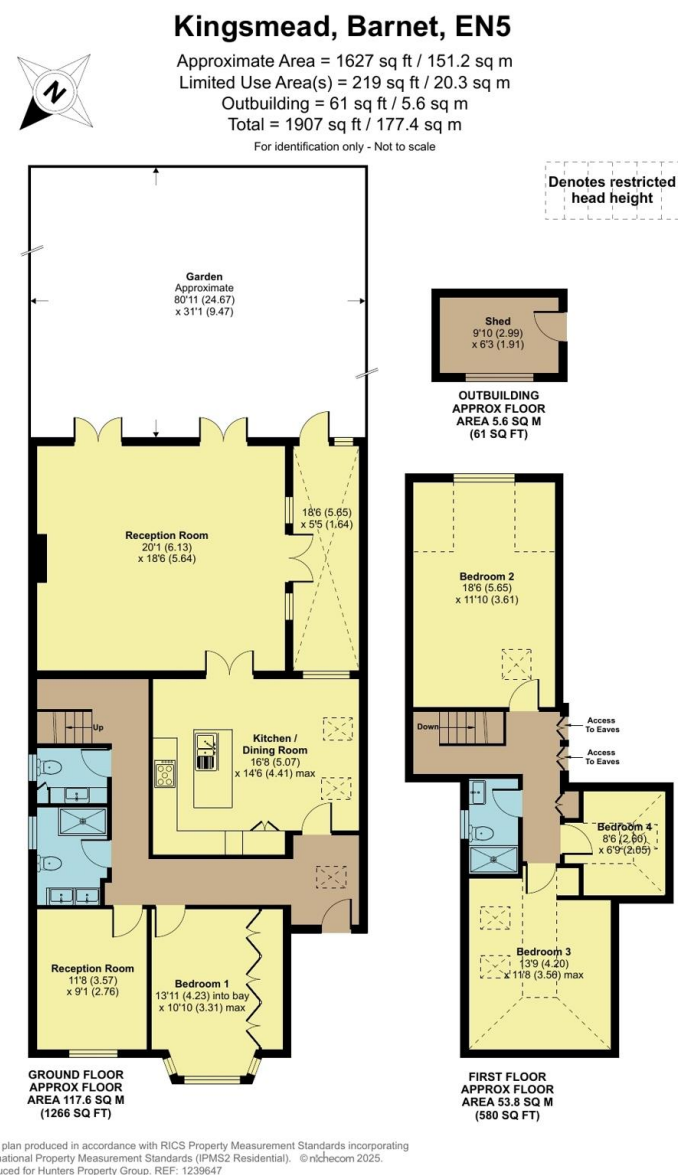
This deceptively spacious detached family home, located in a quiet residential cul-de-sac, boasts a charming covered patio overlooking an 80ft garden and a gravelled frontage that offers off-street parking.

The property is exceptionally well-presented throughout, offering a flowing layout that begins in the entrance hall with a skylight. From here, access is provided to the living room, kitchen, two of the five bedrooms, and a ground-floor shower/wet room. The generously proportioned reception/lounge features a fireplace, bespoke built-in cupboards, hardwood flooring, and multiple glazed doors leading to a conservatory/reading room, the covered patio, and the garden. The beautifully appointed kitchen, with its pitched ceiling and Velux windows that flood the space with natural light, is fitted with integrated appliances, a wood worktop island, and expansive work surfaces.

Two bedrooms are located on the ground floor, with a shower/wet room providing dual basins and underfloor heating. The first floor accommodates three additional bedrooms and another shower room. The tiered garden includes a covered patio, circular sculptured lawns, and a seating area perfect for enjoying the evening sun.

Situated in a desirable area of New Barnet, the home is ideally placed near a number of well-regarded schools, including JCoSS, Cromer Road Primary, Ark Pioneer Academy, Queen Elizabeth's Girls' School, and Queen Elizabeth's Grammar School for Boys. High Barnet town centre is nearby, offering a variety of high-street shops, while The Spires shopping precinct features Waitrose and an Anytime Fitness gym. The property is also conveniently located for transport, with High Barnet Underground station (Northern Line, Zone 5) and New Barnet mainline station providing easy access to London's City and West End.

- **DETACHED FAMILY HOME**
- **FIVE BEDROOMS**
- **TWO SHOWER ROOMS**
- **SPACIOUS RECEPTION/LOUNGE**
- **CONSERVATORY**
- **KITCHEN BREAKFAST ROOM**
- **GUEST WC & UTILITY**
- **80ft GARDEN WITH COVERED PATIO**
- **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>	<b>76</b>	<b>84</b>
(55-68) <b>D</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: BRN250015**