



# Bedford Avenue

£815,000

Archers

Land & Estate Agents

## Bedford Avenue

High Barnet, Herts EN5 2ES

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### Description:

A four bedroom extended semi detached house set on a well regarded avenue in High Barnet within easy reach of the Northern Line Tube Station, bus routes and High Street shopping parades. The property offers incredibly spacious accommodation to include an entrance porch, guest cloakroom, 30ft living/family room, fitted kitchen with granite countertops opening onto a dining room, utility room and study. To the first floor are three bedrooms and a four piece family bathroom, whilst a further staircase leads to the top floor master bedroom and en-suite facilities. There is a well maintained rear garden which enjoys a South-Easterly aspect and ample off street parking is provided by the front driveway.



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### Entrance Porch

Via UPVC glazed double doors with complimenting side screens, inset spotlights, granite flooring, UPVC entrance door to

### Guest Cloakroom

Low level w/c, wall mounted wash hand basin, tiled splashbacks, tiled floor, inset spotlights, extractor fan, built in storage

### Living/Family Room

30' x 20'9"/17'8" (9.14m x 6.32m/5.38m)

UPVC bay leaded light window to front elevation, coving to ceiling, three radiators, built in display cabinet, feature fireplace with gas flame fire, understairs storage cupboard, inset spotlights, stairs rising to the first floor, panel door to kitchen, UPVC double doors with matching side screens to

### Dining Room

10'9" x 8'4" (3.28m x 2.54m)

UPVC double doors leading to the rear garden, inset spotlights, skylight to rear elevation, laminate flooring, open access to

### Kitchen

15'4" x 10'1/8"5" (4.67m x 3.07m/2.57m)

Fitted with a range of wall and base units providing granite coutertops with stainless steel undermounted sink unit with mixer tap over, built in stainless steel 5 ring gas hob with canopy style extractor hood over, built in stainless steel gas oven with microwave over, integrated dishwasher, tiled floor with electric underfloor heating, undercounter lighting, inset spotlights, skylight to rear elevation, UPVC leaded light window to rear elevation, panel door to

### Utility Room

6'2" x 4'8" (1.88m x 1.42m)

Fitted with wall unit, plumbing for washing machine and tumble dryer, tiled floor, inset spotlight, skylight window to side elevation.

### Study

17'9" x 6'3" (5.41m x 1.91m)

Set behind a garage facade, built in cupboards, further built in cupboard housing fusebox, inset spotlights, skylight window.

### First Floor Landing

UPVC leaded light window to side elevation, inset spotlights, coving to ceiling, stairs rising to the top floor, panel doors to

### Bedroom Two

16'6" x 10'4" (5.03m x 3.15m)

UPVC bay leaded light window to front elevation, coving to ceiling, inset spotlights, radiator, built in wardrobes providing hanging rails and shelving.

### Bedroom Three

13'1" x 10'1" (3.99m x 3.07m)

UPVC leaded light window to rear elevation, coving to ceiling, inset spotlights, radiator, built in wardrobes providing hanging rails and shelving.

### Bedroom Four

8'6" x 8'1" (2.59m x 2.46m)

UPVC leaded light window to front elevation, coving to ceiling, inset spotlights, radiator, built in wardrobes providing hanging rails and shelving.

### Family Bathroom

8'6" x 8'1" (2.59m x 2.46m)

A white suite comprising of a corner bath with mixer tap and hand held shower attachment, low level w/c with concealed cistern, wash hand basin set in vanity unit, double width shower with glass screen, tiled walls and wall mounted showerhead, tiled floor, tiled walls, inset spotlights, chrome heated towel rail, extractor fan, UPVC opaque leaded light window to rear elevation.

### Top Floor Landing

UPVC leaded light window to side elevation, coving to ceiling, inset spotlights, panel door to

### Master Bedroom

18'3" x 12'6" (5.56m x 3.81m)

UPVC leaded light window to rear elevation, two skylight windows to front elevation, fully boarded eaves storage, radiator, coving to ceiling, inset spotlights, panel door to

### En-Suite Shower Room

7'2" x 6'4" (2.18m x 1.93m)

Comprising of a low level w/c, wall mounted wash hand basin, shower cubicle with tiled walls and wall mounted showerhead, chrome heated towel rail, inset spotlights, extractor fan, tiled floor, tiled walls, UPVC opaque leaded light window to rear elevation.

### Rear Garden

There is a timber decked seating area adjacent to the house which leads to the lawned garden which is edged by planted borders and timber fencing. A brick built storage shed is located to the rear of the plot and a further storage area houses the gas central heating boiler, two megaflo cylinders and water softener..

### Off Street Parking

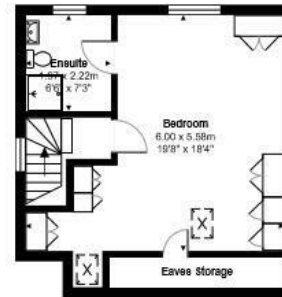
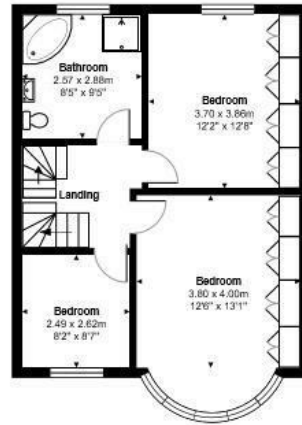
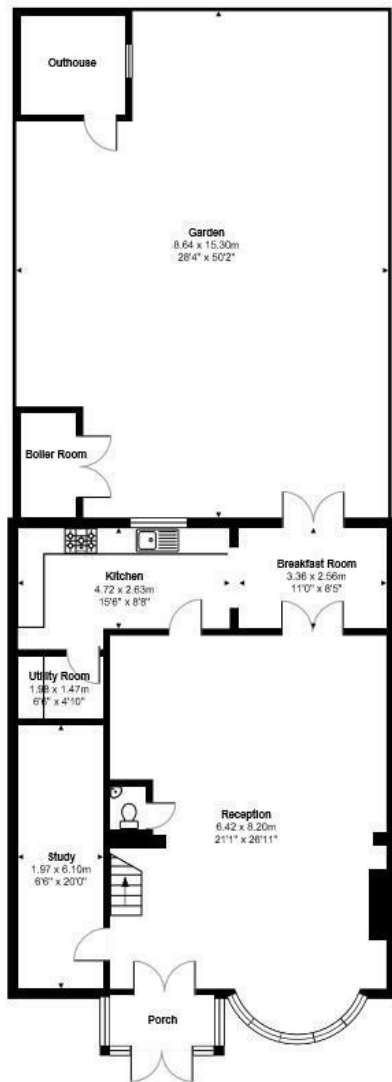
To the front of the property is a block paved driveway providing parking for several vehicles.

### Tenure

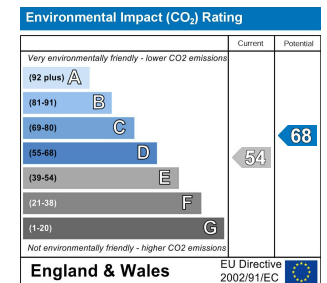
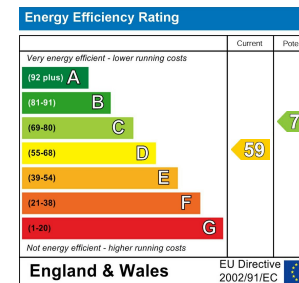
The tenure is Freehold.







Total Area: 201.6 m<sup>2</sup> ... 2170 ft<sup>2</sup> (excluding garden)  
 All measurements are approximate and for display purposes only



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