



Normandy Avenue

£1,190,000

Archers

Land & Estate Agents

Normandy Avenue

High Barnet, Hertfordshire EN5 2HU

Description:

This extremely impressive five bedroom Edwardian semi detached family home is located moments from High Barnet Tube Station as well as the High Street with its array of shops, dining and leisure facilities, whilst also being situated within well regarded school catchment areas including St Catherine's Primary School and Queen Elizabeth Girls School. The property is arranged over three floors, boasts an abundance of character features and offers superb room dimensions throughout. The ground floor accommodation includes a superb reception hallway, guest cloakroom, an elegant dining room, generous living room with original doors overlooking the spacious garden and farmhouse style kitchen/breakfast room. To the first floor are four double bedrooms, family bathroom and en-suite, whilst an additional staircase leads to the top floor and fifth double bedroom.



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Reception Hallway

24'6 x 10'11 (7.47m x 3.33m)

Via canopy storm porch, timber entrance door with ornate stained glass inserts, oriel window to front elevation, exposed wood floor, cast iron fireplace, radiator, picture rail, coving to ceiling, stairs rising to the first floor, deep fill understairs storage cupboard housing plumbing for washing machine and tumble dryer, internal stained glass window into kitchen.

Guest Cloakroom

A white suite comprising of a low level w/c, wall mounted inset wash hand basin, tiled splashbacks, tiled floor, opaque window to side elevation, inset spotlight.

Front Reception Room

19'4 x 14'4 (5.89m x 4.37m)

Box bay window to front elevation, radiator, exposed wood floor, picture rail, coving to ceiling, ceiling rose, cast iron fireplace with tiled inserts set within a stone surround and mantle. Bespoke cupboards and display storage shelves adorn either side of the fireplace, custom handmade window seat in box bay window providing additional storage.

Rear Reception Room

22'1 x 14'4 (6.73m x 4.37m)

Floor to ceiling round bay window with glazed door leading to the rear garden, exposed wood floor, radiator, picture rails, coving to ceiling, cast iron fireplace with tiled inserts set within a stone surround and mantle.

Kitchen/Breakfast Room

22'7 x 10'11 (6.88m x 3.33m)

Fitted with a range of wall and base units with granite countertops incorporating an inset stainless steel sink with mixer tap over, built in range cooker with five ring gas burner and extractor over, integrated dishwasher, upright fridge and freezer, built in larder storage cupboard, tiled floor, two radiators, picture rail, coving to ceiling, inset spotlights, UPVC glazed door and full drop window to rear elevation, part glazed door to side elevation.

First Floor Landing

Picture rail, radiator, stairs rising to the top floor.

Bedroom One

18'9 x 13'10 (5.72m x 4.22m)

Box bay window to front elevation, radiator, coving to ceiling, picture rail, cast iron fireplace with tiled inserts, built in double wardrobe, custom made display shelving.

Bedroom Two

16'9 x 13'2 (5.11m x 4.01m)

UPVC double doors leading to balcony, two radiators, coving to ceiling, picture rail, cast iron fireplace with tiled inserts.

Balcony

Cast iron railing, timber decking, far reaching tree top views towards London.

Bedroom Three

18'3 x 12'2 (5.56m x 3.71m)

Sash window to rear elevation, radiator, coving to ceiling, picture rail, cast iron fireplace with tiled inserts, built in double wardrobe, built in storage cupboard.

En-Suite Bathroom

A modern white suite comprising of a panel enclosed bath with mixer tap and hand held shower attachment, low level w/c, wash hand basin set in vanity unit, tiled splashbacks, tiled floor, opaque sash window to side elevation, inset spotlights, heated towel rail.

Bedroom Four

12'0 x 11'6 (3.66m x 3.51m)

Sash window to front elevation, radiator, coving to ceiling, picture rail, cast iron fireplace, built in wardrobes to one wall, built in cupboard housing hot water cylinder.

Bathroom

9'4 x 7'10 (2.84m x 2.39m)

A modern white suite comprising of a shower cubicle with wall mounted controls and overhead drench shower, low level w/c, wash hand basin set on counter top, built in cupboard, tiled floor, tiled splashbacks, radiator, inset spotlights, opaque sash window to side elevation.

Second Floor Landing

Skylight to rear elevation, built in storage cupboard.

Bedroom Five

29'3 x 15'0 (8.92m x 4.57m)

Skylight window to rear elevation, UPVC windows to front, side and rear elevations, radiator, built in eaves storage cupboards, built in wardrobes.

Front Garden

To the front of the house is a block paved driveway which sits alongside a shingled front garden and leads to the canopy storm entrance porch. A pathway extends to the side of the property and to gated access to the rear garden.

Rear Garden

There is a raised patio adjacent to the house with steps leading to the lawned area. The garden is surrounded by wide planted borders which are well stocked with an array of shrubs, flowers and trees which create a high level of seclusion and privacy.

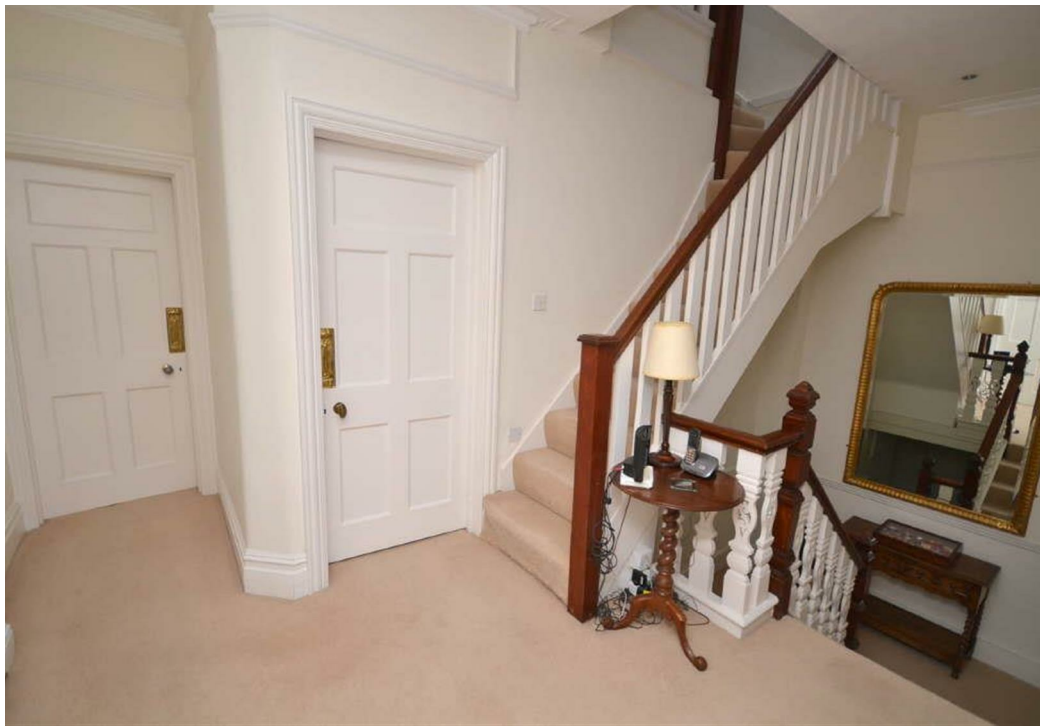
Tenure

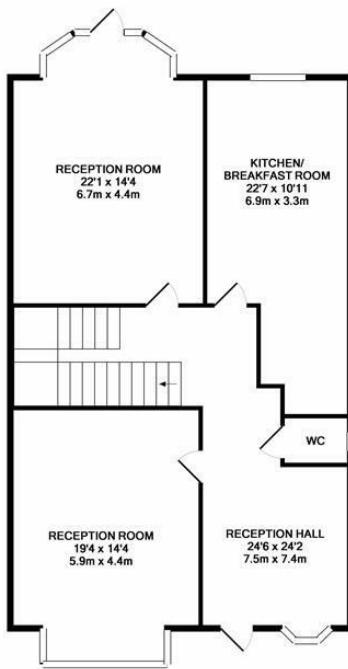
The tenure of the property is Freehold



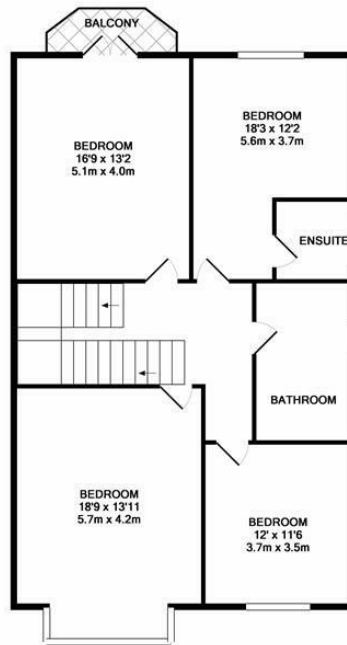




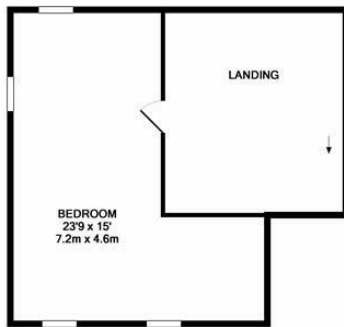




GROUND FLOOR

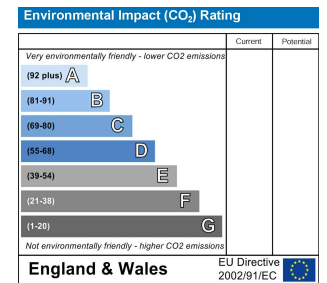
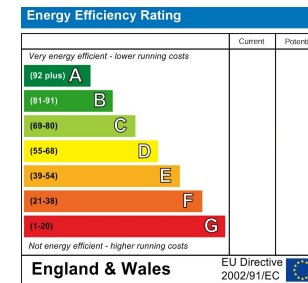


1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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