



# Somerset Road

Offers In Excess Of £920,000

Archers

Land & Estate Agents

## Somerset Road

New Barnet, Herts EN5 1RN

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### Description:

A beautifully presented and thoughtfully extended halls adjoining semi detached family residence that has been considerably enlarged over recent years to now offer spacious and well balanced accommodation measuring in excess of 2300 sq ft. The ground floor includes an entrance hallway, guest cloakroom, sitting room with feature bay window, contemporary kitchen which interconnects to the breakfast room with built in banquette seating and a dining room opening onto a superb living room with doors onto the landscaped gardens. All the bedrooms are doubles and located on the first floor, one bedroom is en-suite and there are two good sized family bathrooms. The property is offered for sale in immaculate condition throughout and has been finished to a high standard. The house enjoys an impressive plot with a deep frontage providing parking for numerous vehicles and access to the garage. The rear garden has a southerly aspect and is predominantly laid to lawn with artificial grass for ease of maintenance. There is a superb paved patio seating area adjacent to the house and a further barbecue area is positioned under a pergola to the rear of the plot. There is also a large timber built outhouse with w/c facilities, power and lighting which is currently being used as a gymnasium but offers tremendous versatility as a home office, games room, teenage hangout or playroom etc.

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#### Entrance Hallway

Via timber entrance door with glazed inserts, solid wood flooring, inset spotlights, radiator, stairs rising to the first floor, under-stairs storage cupboard, panel door to

#### Guest Cloakroom

Comprising of a low level w/c, wall mounted wash hand basin, tiled splash-backs, tiled flooring, inset spotlights, extractor fan.

#### Living/Dining Room

25'5 maximum x 20'1 maximum (7.75m maximum x 6.12m maximum)  
An L-shaped room which is arranged as follows:

#### Living Room

20'1 x 12'6 (6.12m x 3.81m)

UPVC double doors with complimenting side screens giving access to the rear garden and patio, stain glazed feature window, solid wood flooring, inset spotlights, radiator. open access to

#### Dining Room

11'9 x 11'8 (3.58m x 3.56m)

Feature fireplace with cast iron grill and tiled hearth, solid wood flooring, coving to ceiling, inset spotlights, radiator.

#### Sitting Room

13'5 x 11'5 (4.09m x 3.48m)

Double glazed bay window to front elevation, solid wood flooring, radiator, coving to ceiling, inset spotlights.

#### Kitchen

11'7 x 11'3 (3.53m x 3.43m)

A contemporary style kitchen incorporating a central island unit and comprising of a range of wall and base units with granite countertops, an undermounted stainless steel sink unit with mixer tap over, plumbing for dishwasher, space for American style fridge/freezer, space for range cooker with double width stainless steel canopy style extractor hood over, glass splash-backs, solid wood flooring, inset spotlights, UPVC double doors with complimenting side screens giving access to the rear garden and patio, open access to

#### Breakfast Room

11'9 x 8'3 (3.58m x 2.51m)

Solid wood flooring, feature stain glass window, inset spotlights, built in banquette seating.

#### Utility Room

10'5 x 5'3 (3.18m x 1.60m)

Wall mounted gas central heating boiler, Megaflow hot water cylinder, plumbing for washing machine and tumble dryer, solid wood flooring, inset spotlights.

#### First Floor Landing

A split level landing with UPVC stain glass window to side elevation, radiator, inset spotlights, panel doors to

#### Bedroom One

13'6 x 12'3 (4.11m x 3.73m)

Double glazed bay window to front elevation, coving to ceiling, radiator.

#### Bedroom Two

12' x 11'9 (3.66m x 3.58m)

A dual aspect room with UPVC windows to front and rear elevations, coving to ceiling, radiator.

#### Bathroom

8'4 x 6'9 (2.54m x 2.06m)

A modern white suite comprising of a deep fill bath tub with centrally mounted taps, wall mounted wash hand basin, low level w/c, corner shower cubicle with wall mounted controls, tiled splash-backs, tiled flooring, chrome heated towel rail, UPVC window to rear elevation.

#### Bedroom Three

11'7 x 10'4 (3.53m x 3.15m)

Double glazed window to front elevation, inset spotlights, radiator.

#### Bedroom Four

11'7 x 10'4 (3.53m x 3.15m)

UPVC window to rear elevation, inset spotlights, radiator, panel door to

#### En-Suite Shower Room

Comprising of a low level w/c, wash hand basin set in vanity unit, shower cubicle, chrome heated towel rail, inset spotlights, tiled walls, tiled flooring.

#### Bathroom

7'7 x 7'4 (2.31m x 2.24m)

A modern white suite comprising of a tiled panel bath with shower screen and wall mounted showerhead, wash hand basin set on vanity unit, low level w/c, tiled walls, tiled flooring, chrome heated towel rail, inset spotlights, UPVC opaque window to side elevation.

#### Rear Garden

There is a beautifully landscaped rear garden which provides a large paved patio seating area adjacent to the house leading onto an artificial lawn for ease of maintenance. To the back of the plot is a timber built outbuilding which sits alongside a barbecue area and pergola. The garden is enclosed by timber fencing and mature shrubs and trees creating a high degree of seclusion and privacy. There is gated access to the front driveway.

#### Outbuilding

15'9 x 15'8 (4.80m x 4.78m)

A timber built outhouse which is currently being used as a gymnasium and movie room. The outbuilding is accessed via double glazed double doors and offers power and lighting, there is a door giving access to a low level w/c and wall mounted wash hand basin.

#### Garage and Driveway

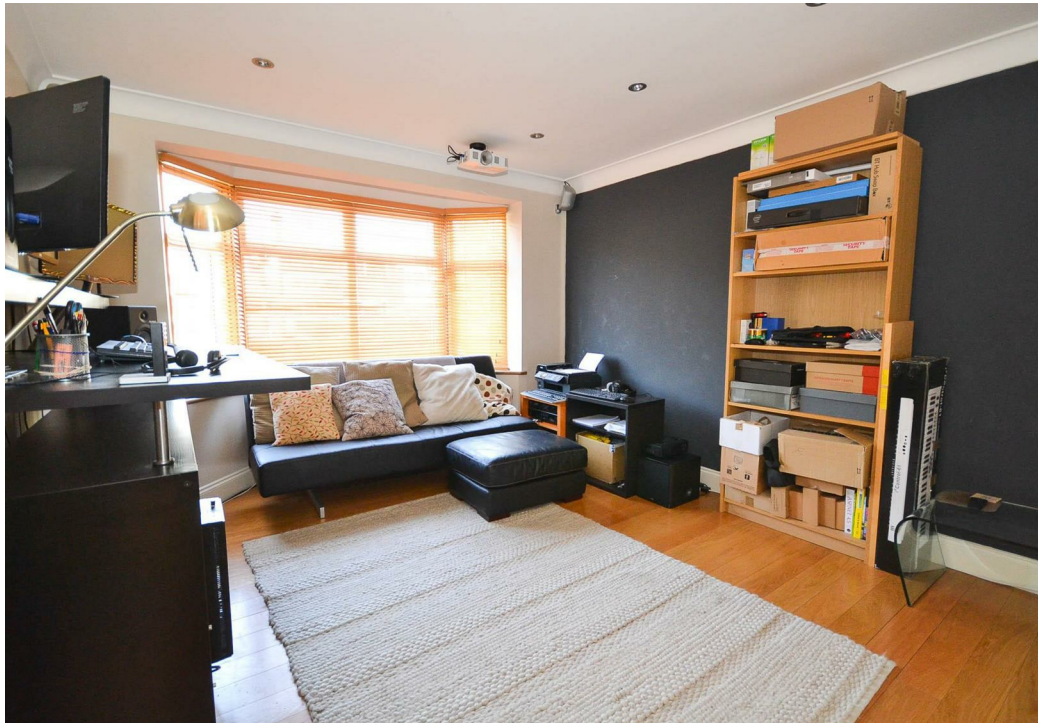
11'9 x 11'6 (3.58m x 3.51m)

A block paved carriage driveway providing off street parking for numerous vehicles leads to the single garage with an electric up and over door. The block paving continues alongside the house and to the gated passageway which leads to the rear garden.

#### Tenure

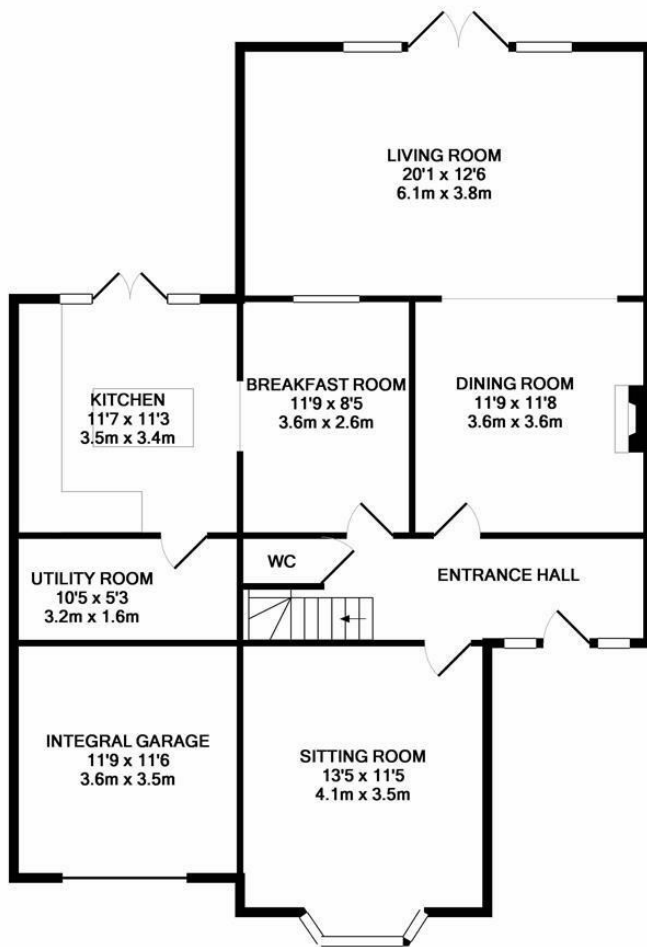
The tenure is Freehold.



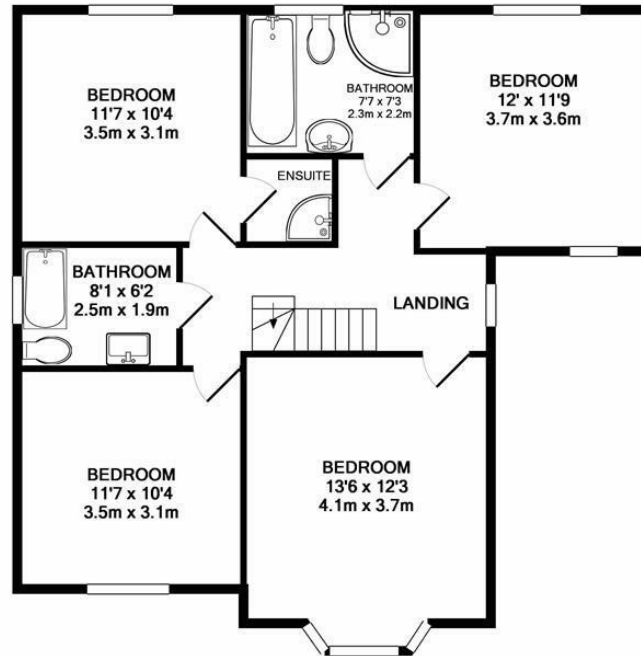








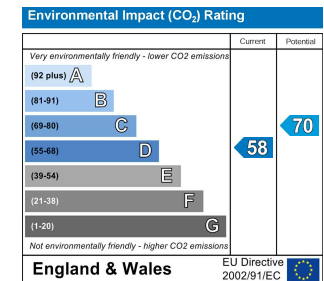
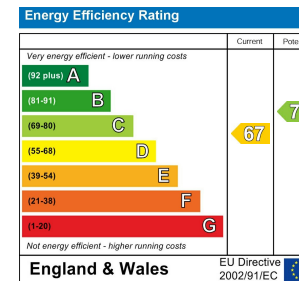
GROUND FLOOR  
APPROX. FLOOR  
AREA 1099 SQ.FT.  
(102.1 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 803 SQ.FT.  
(74.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1901 SQ.FT. (176.6 SQ.M.)

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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