



# Hamptons

INTERNATIONAL



## Capel Road, Barnet, EN4

4  2  3 

GUIDE PRICE

**£930,000**

**(£930,000)**

## Property details

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### Key features

- **Four Bedrooms**
- **Two Bathrooms**
- **Three Reception Rooms**
- **Period Features**
- **Fully Fitted Kitchen**
- **Garage**
- **Off Street Parking**
- **Attractive Rear Garden**
- **Planning consent for loft conversion**
- **Chain Free**

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4 🏠 2 🚗 3 📄

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## Description

We are pleased to present this impressive semi-detached Edwardian residence, offering an abundance of period charm and modern functionality. The property is in excellent condition throughout and retains many original features, including high ceilings, intricate cornicing, and an elegant black and white tiled entrance hall. Upon entering, you are welcomed into a spacious reception room with a large square bay window, allowing natural light to flood the space. A period fireplace serves as a striking focal point, complemented by built-in recess shelving. The separate dining room is ideal for entertaining, with French doors opening onto the well-maintained garden, creating a seamless flow between indoor and outdoor living. A charming morning room provides a peaceful space to enjoy the day, leading into the fully fitted kitchen, complete with a convenient utility area and a modern downstairs shower room. Upstairs, the property offers four bedrooms, each filled with natural light, and a stylishly appointed family bathroom. This delightful home offers a blend of classic elegance and contemporary convenience, perfect for modern family living. The current owners have planning consent for an extensive ground floor extension providing a large kitchen/breakfast room and loft conversion and additional bedroom accommodation. Outside the property benefits from off street parking with a single garage to the side. The rear garden is approx 120ft and is mainly laid to lawn with a patio and garden shed for storage. Situation Situated in a desirable family location with easy access to both Oakleigh Park and New Barnet over ground stations, there are local shops in East Barnet Village, a number of lovely parks within walking distance and a good selection of highly regarded schools. Only a short drive, bus ride or walk away you have the choice of either Whetstone for a fabulous selection of cafe bars and restaurants along with Totteridge & Whetstone tube or High Barnet for the 'Spires' shopping centre and tube, with Cockfosters offering Piccadilly Line tube and access to the M25. Property Ref Number: HAM-55887 Additional Information The current owners have submitted planning consent for an extensive ground floor extension providing a large kitchen/breakfast room and loft conversion providing additional bedroom accommodation.







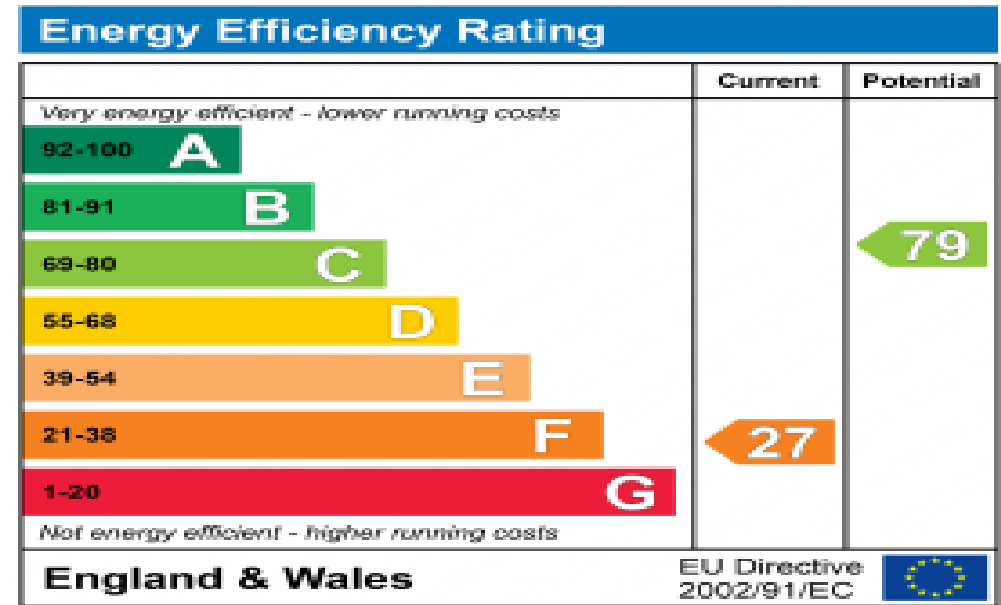












# Floor plan

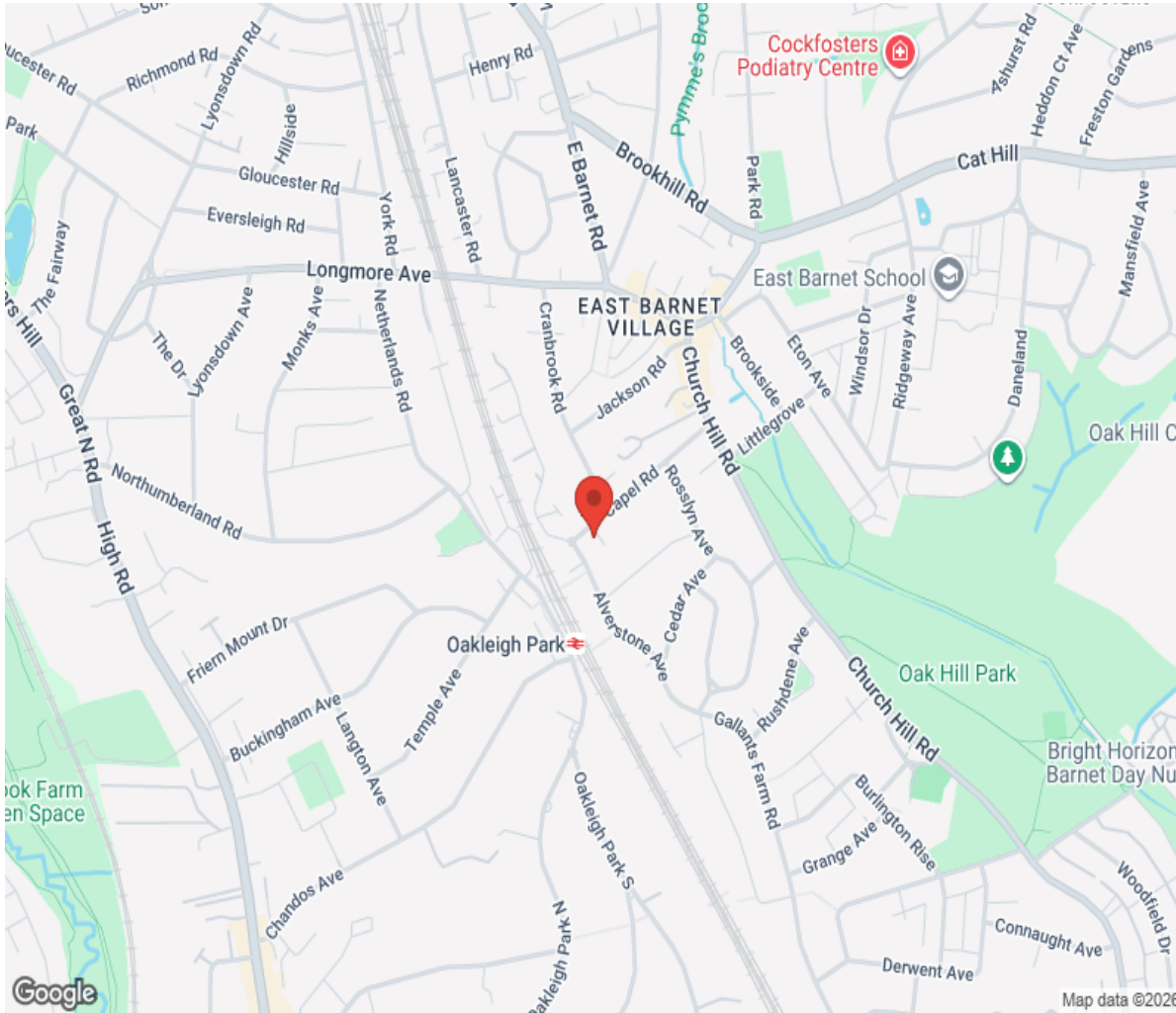
Approximate Area = 1668 sq ft / 154.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with NICE Property Measurement 2nd Edition.

# Location



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