



Sutherland Close, Barnet, EN5

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

Exceptional Modern Detached Family Home in a Prime Barnet Location.

Tucked away in a quiet corner of a sought-after development near Barnet Town Centre, this beautifully presented four double bedroom detached family home offers spacious and contemporary living throughout.

The property has been thoughtfully extended to provide generous and versatile accommodation. You are welcomed via a spacious, enclosed entrance hallway that leads into a stunning open-plan kitchen/breakfast/family room. This modern living space features a snug/TV area at the front, a fully fitted kitchen with central island, skylight Velux windows, and bi-fold doors opening onto the garden designed to maximise natural light from its bright westerly aspect. Double doors lead to a separate front-facing lounge, while a large utility room and ground floor guest WC complete the ground level.

Upstairs, there are four well proportioned double bedrooms and a modern family bathroom with the principal bedroom being en-suite.

Externally, the property boasts an impressive 80ft frontage with a curved driveway providing ample off-street parking. The rear garden features a stylish paved patio, artificial lawn, and established trees offering excellent screening and privacy ideal for entertaining or relaxing.

Perfectly suited for families, the home is within easy reach of several highly regarded schools, including Whiting's Hill Primary, Queen Elizabeth's Boys' Grammar, Queen Elizabeth's Girls' School, Ark Pioneer Academy, and Totteridge Academy.

Located just a third of a mile from Barnet High Street and The Spires Shopping Centre, home to popular retailers such as Waitrose and H&M and close to High Barnet underground station, this property offers both convenience and a superb lifestyle.

- **DETACHED FAMILY HOME**
- **EXCEPTIONAL KITCHEN FAMILY ROOM**
- **FOUR DOUBLE BEDROOMS**
- **EN-SUITE & FAMILY BATHROOM**
- **LOUNGE**
- **UTILITY ROOM & GROUND FLOOR WC**
- **CORNER PLOT WITH LARGE FRONTAGE & DRIVE**
- **47x41 WEST FACING GARDEN**

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Approximate Area = 1819 sq ft / 168.9 sq m

Limited Use Area(s) = 9 sq ft / 0.8 sq m

Outbuildings = 64 sq ft / 5.9 sq m

Total = 1892 sq ft / 175.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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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: BRN220297