



**Somerset Road, New Barnet, Barnet, EN5**

**Asking Price: £1,150,000**

*Freehold*



A beautifully presented four double bedroom Victorian family home offering over 2,075 sq ft of living space, complete with a 77ft rear garden and off-street parking for 2-3 cars. Ideally located within a mile of several highly regarded schools and just moments from New Barnet station, providing direct trains to London's Moorgate and King's Cross.

This charming period property retains many original features and is arranged over two spacious floors. The ground floor comprises a bay-fronted reception room, a generous dining room with direct access to the garden, and a versatile third reception room ideal as an office or playroom. To the rear, a recently fitted kitchen/breakfast room also opens onto the garden, complemented by a separate utility room and guest WC.

Upstairs, you'll find four well-proportioned double bedrooms, including a principal bedroom with en-suite, along with an additional modern shower room.

Externally, a secluded patio area overlooks a mature, lawned garden, perfect for outdoor entertaining. The block-paved frontage provides off-street parking for two to three vehicles.

Conveniently situated moments from New Barnet station and just over a mile from Barnet town centre, the property benefits from easy access to a range of amenities including High Street shops, cafés, The Spires Shopping Centre, and the Northern Line underground station. Nearby leisure facilities include Barnet's newly opened leisure centre with swimming pool and library, as well as an Everyman Cinema. The M25 is within three miles, offering convenient routes to Heathrow and Gatwick airports.

- **VICTORIAN BUILT FAMILY HOME**
- **FOUR DOUBLE BEDROOMS**
- **THREE RECEPTION ROOM**
- **FITTED KITCHEN BREAKFAST ROOM**
- **UTILILTY/WC**
- **EN-SUITE BATHROOM**
- **SHOWER ROOM**
- **77ft GARDEN**
- **OFF STREET PARKING**



## Somerset Road, New Barnet, Barnet, EN5

Approximate Area = 2037 sq ft / 189.2 sq m (exclude wc)

Outbuilding = 60 sq ft / 5.5 sq m

Total = 2097 sq ft / 194.8 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). © richcom 2025. Produced for Hunters - Barnet & Whetstone. REF:1307241



















Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	63 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: BRN250207