



KENERNE DRIVE, BARNET

£599,950

**** NO ONWARD CHAIN **** This exceptional two double bedroom detached house, built in 2023, presents a rare opportunity to acquire a modern home finished to an exceedingly high standard. Set in a quiet cul-de-sac, this residence boasts superb insulation and soundproofing, reflected in its impressive B Energy Rating. Designed with comfort and convenience in mind, the property benefits from underfloor heating to the ground floor, a luxury four-piece bathroom, and a modern fitted kitchen with integrated appliances. Further scope for development exists, subject to planning permission, allowing potential buyers to tailor the home to their needs. Outside, off-street parking for two cars, a 3-phase electric supply ready for ultrafast car charging, and a good-sized private rear garden with a brick-built outbuilding / office complete with cloakroom provide both practicality and versatility.

- QUITE CUL-DE-SAC LOCATION
- MODERN FITTED KITCHEN WITH INTEGRATED APPLIANCES
- UNDERFLOOR HEATING TO THE GROUND FLOOR
- SCOPE FOR FURTHER DEVELOPMENT (STPP)
- FOUR PIECE LUXURY BATHROOM AND DOWNSTAIRS CLOAKROOM
- GOOD SIZED PRIVATE REAR GARDEN
- OUTBUILDING/OFFICE WITH CLOAKROOM
- OFF STREET PARKING FOR TWO CARS
- MODERN SMART NEST HEATING CONTROLS AND DOORBELL
- 3 PHASE ELECTRIC SUPPLY - FAST CAR CHARGING READY
- ENERGY RATING B
- HIGH SECURITY LOCKS TO ALL EXTERNAL DOORS
- HOME SAFE INSTALLED
- NO ONWARD CHAIN

Ground Floor

Entrance

Entrance via front aspect frosted double glazed door, front aspect frosted double glazed window, stairs to first floor landing.

Living Room/Kitchen

28' 11" max x 11' 8" max (8.81m x 3.56m) Front aspect double glazed window, rear aspect double glazed French doors to garden, two rear aspect double glazed windows, side aspect frosted double glazed window, range of wall and base level units with square edge work surfaces, single sink with drainer and mixer tap, integrated electric hob with oven below and overhead extractor fan, integrated fridge/freezer, integrated dishwasher, integrated washing machine, integrated microwave, part tiled walls, wall mounted 'Nest' thermostat, power points, USB points, understairs storage housing phone point and fuse box, storage cupboard housing wall mounted 'Worcester' combination boiler, spot lighting, laminate flooring.

Downstairs Cloakroom

Side aspect frosted double glazed window, low level W/C, vanity hand wash basin with mixer tap and tiled splash back, extractor fan, spot lighting, tiled flooring.

First Floor

Landing

Access to loft room via pull down wooden ladder, wall mounted 'Nest' thermostat, power points, spot lighting, carpeted stairs, laminate flooring.

Loft Room

24' 7" x 11' 8" (7.49m x 3.56m) Rear aspect double glazed sky light, spot lighting, power points, laminate flooring.

Bedroom One

11' 8" into wardrobe x 10' 6" (3.56m x 3.20m) Rear aspect double glazed window, range of fitted wardrobes, spot lighting, power points, USB points, radiator, laminate flooring.

Bedroom Two

11' 8" max x 9' 7" max (3.56m x 2.92m) Front aspect double glazed window, spot lighting, built in storage cupboard, power points, USB points, radiator, laminate flooring.

Bathroom

8' 7" max x 5' 5" max (2.62m x 1.65m) Side aspect frosted double glazed window, low level W/C, bidet, vanity hand wash basin with mixer tap, tiled enclosed bath with glass shower screen, mixer tap with shower attachment, fully tiled walls, extractor fan, wall mounted mirror with touch sensor lighting, wall mounted heated towel rail, tiled flooring.

Outside

Rear Garden

Patio leading to laid lawn, stocked flower beds, outside tap, security lights, power points, rear patio area with garden shed, fence enclosed, side access to front garden via wooden gate.

Outbuilding/Office

Front aspect double glazed door, front and side aspect double glazed windows, fuse box, power points, lighting, vinyl flooring.

Separate Cloakroom - Rear aspect double glazed window, low level W/C, hand wash basin with mixer tap and tiled splash back, vinyl flooring.

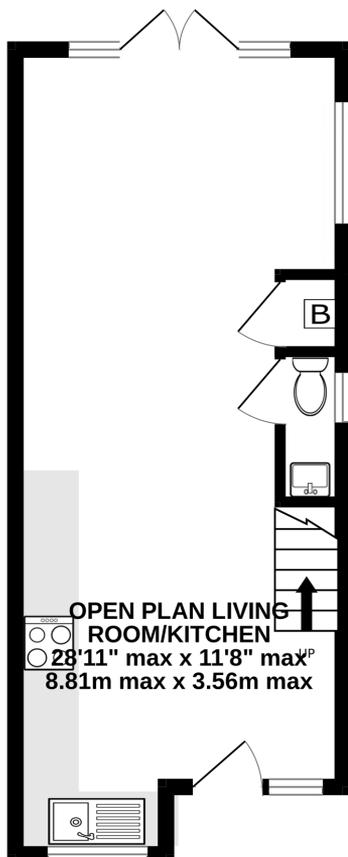
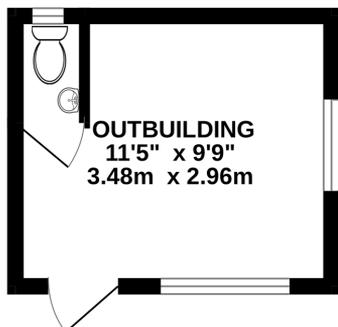
Front Garden

Off street parking via own driveway for two cars, side access to rear garden via wooden gate, 3 phase electric supply.

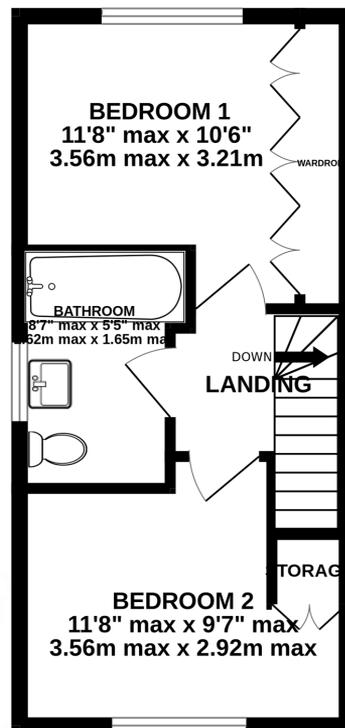


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GROUND FLOOR
433 sq.ft. (40.3 sq.m.) approx.



1ST FLOOR
299 sq.ft. (27.8 sq.m.) approx.



TOTAL FLOOR AREA : 732 sq.ft. (68.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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