

Fairgreen, Barnet, Hertfordshire, EN4



STATONS
www.statons.com

Fairgreen



A well-presented detached family residence situated behind its own electric gates in a secluded cul-de-sac. The property benefits from 4 bedrooms, 2 bathrooms, 4 reception rooms, indoor swimming pool complex, separate off-street office, garage and off street parking.

The accommodation comprises of four bedrooms (primary bedroom with dressing area), two bathrooms (one en-suite), drawing room, dining room, garden room, kitchen/breakfast room, guest cloakroom, fully equipped bar, kitchenette and sitting area. There is a large secluded rear garden with a separate brick built office with power, lighting and Internet connection.

To the front of the property there is a paved driveway with hard standing for several vehicles giving access to the garage with conifer hedges, exterior lighting, timber gated side-way.

Location: Hadley Wood mainline station offers a 30-minute journey time to Moorgate and Kings Cross and Cockfosters underground station (Piccadilly line) is a short drive away, as is junction 24 of the M25 which provides an excellent link to the M1 and all major airports including Heathrow, Luton and Stanstead. Recreational facilities in the area include Hadley Wood Golf club and tennis club. The area is also well served by educational facilities which include Stormont, Lochinver, Haberdashers' Aske's for Boys, Haberdashers' s for Girls, Mill Hill School, Aldenham, Belmont, Dame Alice Owen, Haileybury, Queenswood, Queen Elizabeth's Boys school and Queen Elizabeth's Girls School.

























Fairgreen, Barnet, EN4

Approximate Area = 2124 sq ft / 197.3 sq m
 Garage = 114 sq ft / 10.5 sq m
 Outbuildings = 1729 sq ft / 160.6 sq m
 Total = 3967 sq ft / 368.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nitchecom 2022. Produced for Statons. REF: 831031

DISCLAIMER: In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate. All dimensions include wardrobe spaces where applicable.

STATONS

www.statons.com



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Council Tax - H
Local Authority – Enfield
FREEHOLD

STATONS
HADLEY WOOD

10 CRESCENT WEST
HADLEY WOOD
HERTS
EN4 0EJ

0208 440 9797
hadley@statons.com

