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**Wylo Drive**  
**Barnet**

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# Wylo Drive, Barnet, EN5 3JL

This well-proportioned detached house offers versatile accommodation arranged over two floors, ideal for family living, and is complemented by a generous rear garden, off-street parking and an integral garage.

The ground floor is centred around a spacious lounge/dining room with direct access to the garden, creating an excellent space for both everyday living and entertaining. The kitchen is positioned to the side of the property and is conveniently located for practical family use. Also on the ground floor is a bedroom, ideal as a guest room, home office or playroom, along with a separate WC and a shower room. A welcoming hallway provides access to the staircase and includes useful storage.

Upstairs, the first floor offers four well-balanced bedrooms arranged around a central landing, making the layout practical for families. A family bathroom serves the upper floor, and additional built-in storage is available off the landing.

Externally, the property benefits from a large rear garden, providing ample outdoor space for relaxation, entertaining or family activities. To the front, there is off-street parking along with access to the garage, offering further storage or secure parking.

Situated in EN5 3JL, this detached home presents an excellent opportunity for those seeking a spacious and adaptable property with outdoor space and parking, in a popular residential location.











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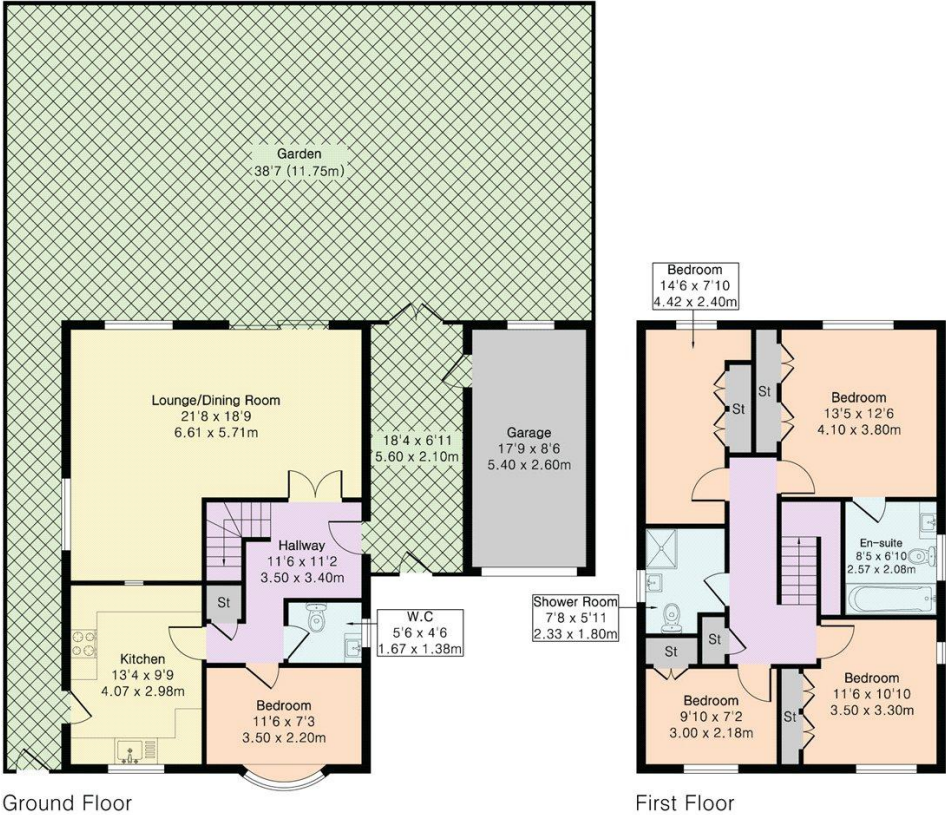


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Approximate Gross Internal Area 1412 sq ft - 131 sq m  
(Excluding Garage)

Ground Floor Area 709 sq ft – 66 sq m  
First Floor Area 703 sq ft – 65 sq m  
Garage Area 151 sq ft – 14 sq m



Local Authority: Barnet  
Council Tax band: G  
Tenure: Freehold



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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.



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