

Windsor Drive
East Barnet, Hertfordshire, EN4 8UE
Offers in excess of £699,000 Freehold

STATONS

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Bedrooms 4 | Bathrooms 2 | Receptions 2





31 Windsor Drive
East Barnet, Hertfordshire
EN4 8UE



We are delighted to offer for sale this beautifully presented 4 bedroom end of terrace family home that occupies a wonderful elevated position within this sought after road located close to Danegrove school and East Barnet secondary school. The property has been thoughtfully extended by the present vendors and provide bright and spacious accommodation that is arranged over three floors and comprises a welcoming entrance hall, front reception room with feature fireplace, large stunning open plan kitchen and family room with doors onto rear garden, top floor master bedroom with modern en suite shower room, 3 first floor bedrooms and a luxurious family bathroom. Externally there is a pretty rear garden with sun terrace, brick built workshop, rear pedestrian gate leading onto the private service road and off street parking to the front.

For more properties for sale in Barnet please call our [Barnet Estate Agents](#) on 0208 449 3383 .

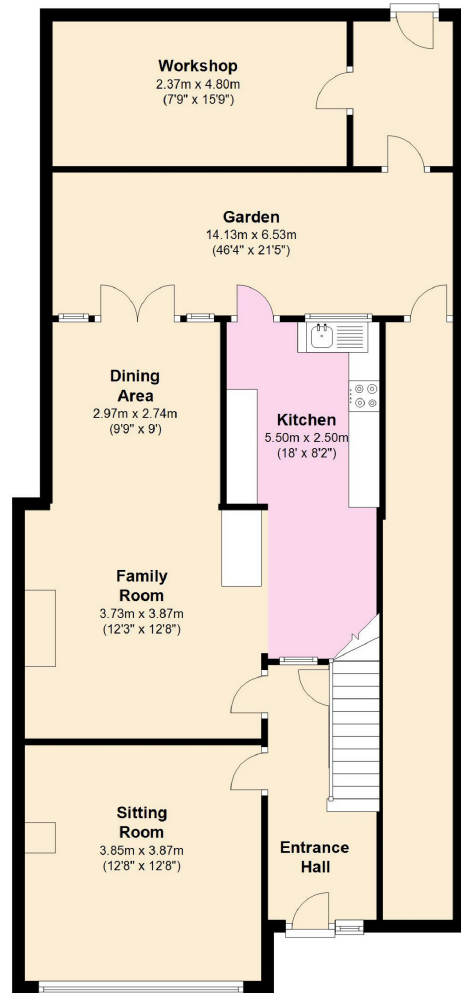
The accommodation comprises:

GROUND FLOOR, Entrance Hall, Sitting Room, Family Room, Dining Area, Kitchen, FIRST FLOOR, Landing, Bedroom 2, Built In Wardrobes, Bedroom 3, Built In Wardrobes, Bedroom 4, Built In Wardrobes, Bathroom, SECOND FLOOR, Master Bedroom, Storage Cupboard, En - Suite, EXTERNAL, Rear Garden, Rear Brick Built Shed, Front Driveway



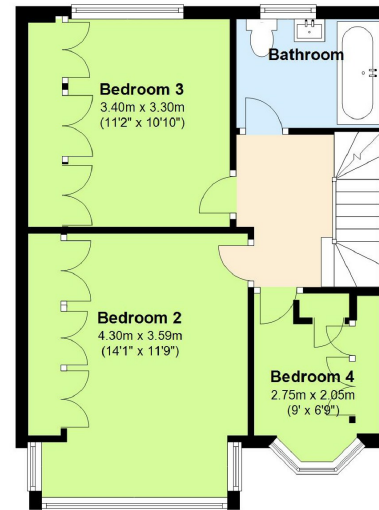
Ground Floor

Approx. 102.8 sq. metres (1106.2 sq. feet)



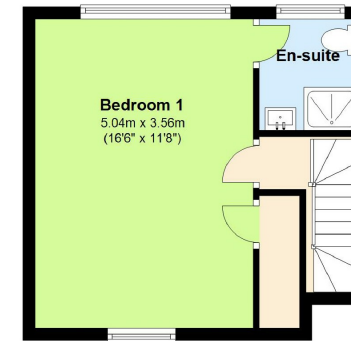
First Floor

Approx. 42.2 sq. metres (453.9 sq. feet)



Second Floor

Approx. 26.1 sq. metres (280.5 sq. feet)



Total area: approx. 171.0 sq. metres (1840.6 sq. feet)

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Best energy efficient - lower running costs	Current	Potential	Best environmentally friendly - lower CO ₂ emissions	Current	Potential
A			A		
B			B		
C			C		
D			D		
E			E		
F			F		
G			G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC	75	46	EU Directive 2002/91/EC	69	37
England & Wales			England & Wales		

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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