

# STATONS



Tudor Oaks, Clifford Road,  
Barnet, EN5  
Freehold

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## Tudor Oaks, Clifford Road, Barnet, Herts EN5 5NY

**\*\*\*CHAIN FREE\*\*\*** We are delighted to offer for sale this beautifully presented detached family home that backs onto Tudor Park.

The property offers bright and spacious accommodation throughout and comprises a large welcoming entrance hall, shower room/guest w.c, study, utility room, 2 interconnecting reception rooms, a generous kitchen/breakfast room, master bedroom with en suite, second bedroom with en suite, 3 further well appointed bedrooms and a family bathroom.

There is a useable loft room and walk in store spanning the second floor with additional eaves storage.

Externally there is a mature well maintained rear garden with an attractive outbuilding/garage and a carriage driveway offering ample off street parking to the front.

Note: Planning permission has been granted for conversion into a pair of large 4 bedroom semi detached executive homes. Full plans are available upon request.

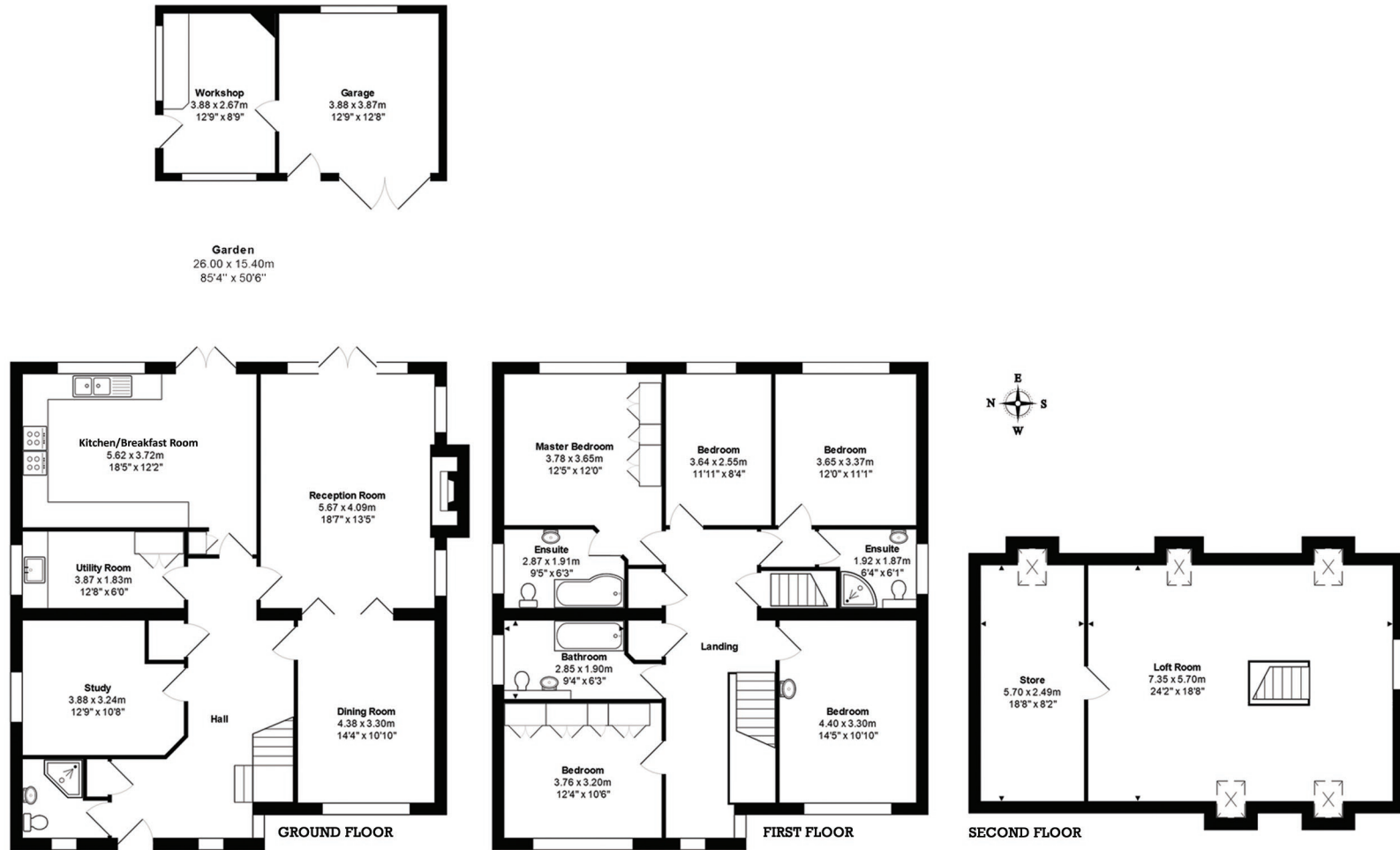
Alternatively there is potential to increase the size of the existing dwelling to over 3600 sq ft subject to planning alteration.











APPROX. 3219 SQ FT / 299.25 SQ M  
(Including Outbuilding & Loft Rooms)

EPC Rating: 'C'

#### DISCLAIMER:

In accordance with the 1993 Misrepresentation Act the agent has 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 space where applicable.

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