

The Gables, Leecroft Road
High Barnet, Hertfordshire, EN5 2TW
Asking price £1,250,000 Freehold

STATONS

Tel: 020 8449 3383
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Bedrooms 4 | Bathrooms 2 | Receptions 2





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High Barnet, Hertfordshire
EN5 2TW**



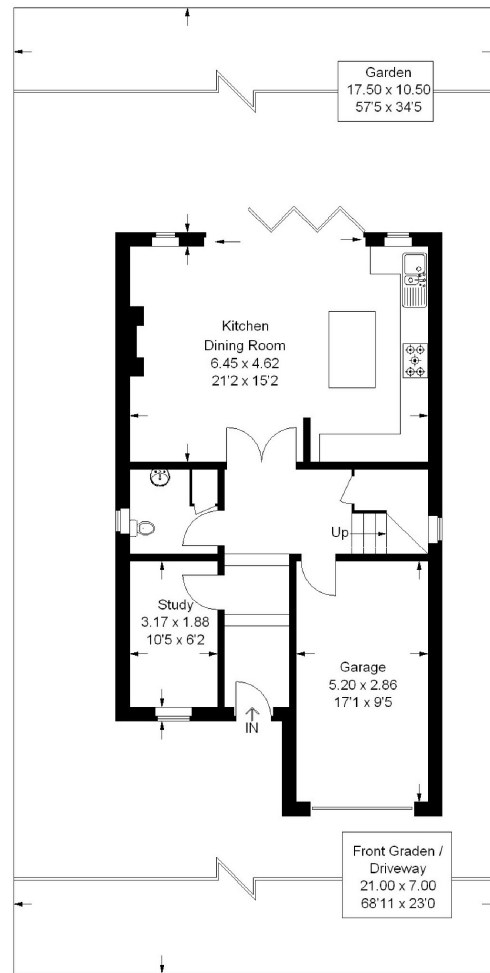
**** CHAIN FREE **** Situated in this sought after private no through road which is located just off of Wood Street, we are delighted to offer for sale a beautifully presented 4 double bedroom detached family home. This stunning property is arranged over three floors and comprises, spacious entrance hall, study, generous guest w.c, super open plan kitchen/family room with bi-folding doors onto the rear garden, integral garage, large double reception room located on the first floor, master bedrooms suite with dressing room, en suite and balcony, second spacious double bedroom with fitted wardrobes, two further double bedrooms and a family bathroom. Externally there is a low maintenance rear garden complete with an automatic Eden patio awning complete with lighting, garage and ample driveway parking.

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

The accommodation comprises:

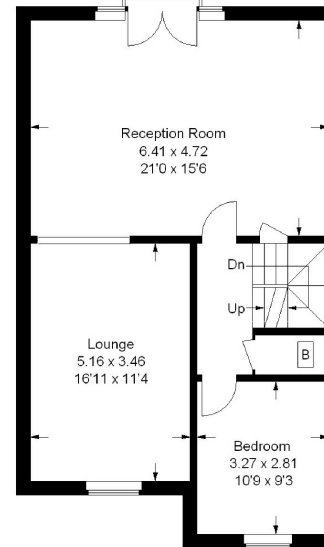
GROUND FLOOR, Spacious Entrance Hallway, Kitchen/Family Room, Study, Cloakroom, Door To Integral Garage, FIRST FLOOR, Reception Room, Lounge, Bedroom, SECOND FLOOR, Bedroom, Walk-in-Wardrobe, En-suite Shower Room, Bedroom, Bedroom, EXTERIOR, Garden, Front Garden/Driveway, Garage



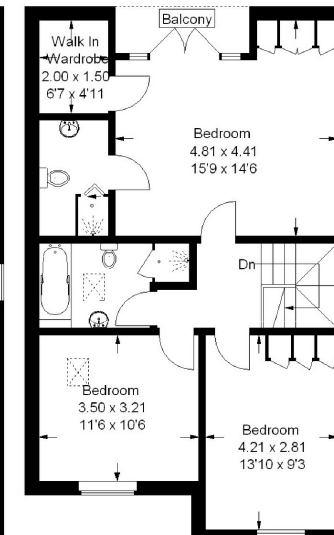


Ground Floor

Approximate Gross Internal Area (Including Garage)
201.9 sq m / 2173 sq ft



First Floor



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Star energy efficient - lower rating costs	Current	Potential	Star environmentally friendly - lower CO ₂ emissions	Current	Potential
(95-100) A			(10-100) A		
(85-95) B			(10-100) B		
(75-85) C			(10-100) C		
(65-75) D			(10-100) D		
(55-65) E			(10-100) E		
(45-55) F			(10-100) F		
(1-45) G			(10-100) G		
Not energy efficient - higher rating costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

Energy Efficiency Rating: 69 (Current), 82 (Potential)
Environmental Impact (CO₂) Rating: 62 (Current), 77 (Potential)

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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