

Landsdown Close  
New Barnet, Herts, EN5 1NU  
Guide price £900,000 Freehold

**STATONS**

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Bedrooms 4 | Bathrooms 2 | Receptions 2





1 Landsdown Close  
New Barnet, Herts  
EN5 1NU



Stations are delighted to offer for sale this beautifully presented detached four bedroom double fronted house. Located on a quiet residential cul de sac this property benefits from being within easy walking distance to New Barnet overground station and a wide variety of amenities. The property offers four bedrooms including master suite with en suite and dressing area, family bathroom, large kitchen/breakfast room opening up into the dining room, there is also a stunning 21ft living room, patio garden and a garage.

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

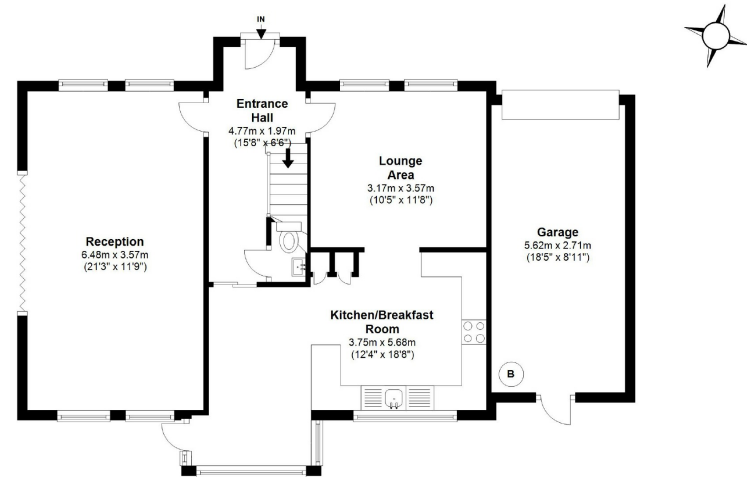
The accommodation comprises:

GROUND FLOOR, Entrance Hall, WC, Reception Room, Lounge Area, Kitchen/Breakfast Room, FIRST FLOOR, Landing, Master Bedroom, Dressing Room, Built In Wardrobes, En-Suite, Bedroom 2, Bedroom 3, Bedroom 4, Bathroom, EXTERIOR, Garage, Rear Garden, Front Garden Patio, Off Street Parking



## Ground Floor

Approx. 83.1 sq. metres (894.7 sq. feet)



## First Floor

Approx. 66.6 sq. metres (717.0 sq. feet)



Whilst every attempt has been made to ensure the accuracy of this floor plan, no responsibility is taken for any error, omission or incorrect statement. When a garage outbuilding, garden and/or balcony are shown on the floor plan, their areas are included in the floor square area. The plan is for illustrative purposes and is to be used as such by any prospective purchaser or tenant. Floor Plan prepared by Adrian Bunting 07753375565.  
Plan produced using PlanUp.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
74	84	73	63
<p>Best energy efficient - lower running costs</p> <p>Not energy efficient - higher running costs</p>		<p>Most environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>	

### 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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