

Queens Road  
High Barnet, Hertfordshire, EN5 4DG  
Offers in excess of £1,000,000 Freehold

**STATONS**

Tel: 020 8449 3383  
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Bedrooms 4 | Bathrooms 1 | Receptions 2



**FOR SALE**  
**STATONS**  
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12 Queens Road  
High Barnet, Hertfordshire  
EN5 4DG



**\*\* CHAIN FREE \*\*** Situated on this sought after road, we are delighted to offer for sale this well proportioned family home. The property offers bright and spacious accommodation throughout which comprises a welcoming entrance hall, front reception room, dining room with an open entrance to the large fitted kitchen, guest w.c, 4 good size bedrooms and a family bathroom. There is also a generous loft with potential for conversion, subject to planning. Externally there is a detached garage with attached store, a great studio/office, a mature east facing garden of approx 155' in length, a front garden and driveway parking.

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

The accommodation comprises:

GROUND FLOOR, Entrance Hall, Guest WC, Reception Room, Kitchen, Dining Room, FIRST FLOOR, Landing, Master Bedroom, Bedroom 2, Bedroom 3, Bedroom 4, Bathroom, EXTERIOR, Rear Garden, Garage, Store, Studio, Off Street Parking



## Queens Road, Barnet, EN5

APPROX. GROSS INTERNAL FLOOR AREA 1683 SQ FT 156.4 SQ METRES (INCLUDES GARAGE)  
 OUTBUILDING / STORE APPROX. GROSS INTERNAL FLOOR AREA 254 SQ FT 23.6 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Current	Potential	Score	Current	Potential	Score
A	A	84	A	A	80
B	B	64	B	B	57
C	C		C	C	
D	D		D	D	
E	E		E	E	
F	F		F	F	
G	G		G	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.

**BARNET**

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**NEW HOMES SHOWCASE**

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**HADLEY WOOD**

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**TOTTERIDGE**

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**BROOKMANS PARK**

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