

Sherrards Way
Barnet, Hertfordshire, EN5 2BJ
Price £635,000 Freehold

STATONS

Tel: 020 8449 3383
Email: barnet@statons.com
Bedrooms 3 | Bathrooms 1 | Receptions 2





64 Sherrards Way
Barnet, Hertfordshire
EN5 2BJ



Set in this popular residential location we are delighted to offer for sale this well presented semi detached family home. The property offers bright, well planned accommodation throughout and comprises a welcoming entrance hall, bay fronted reception room with feature fireplace, a large stunning open plan kitchen/family room with a conservatory style dining area, 3 good size bedrooms and a contemporary style bathroom with bath and a separate shower cubicle. Externally there is a beautiful rear garden with neatly tended lawn and sun terrace, garage and off street parking.

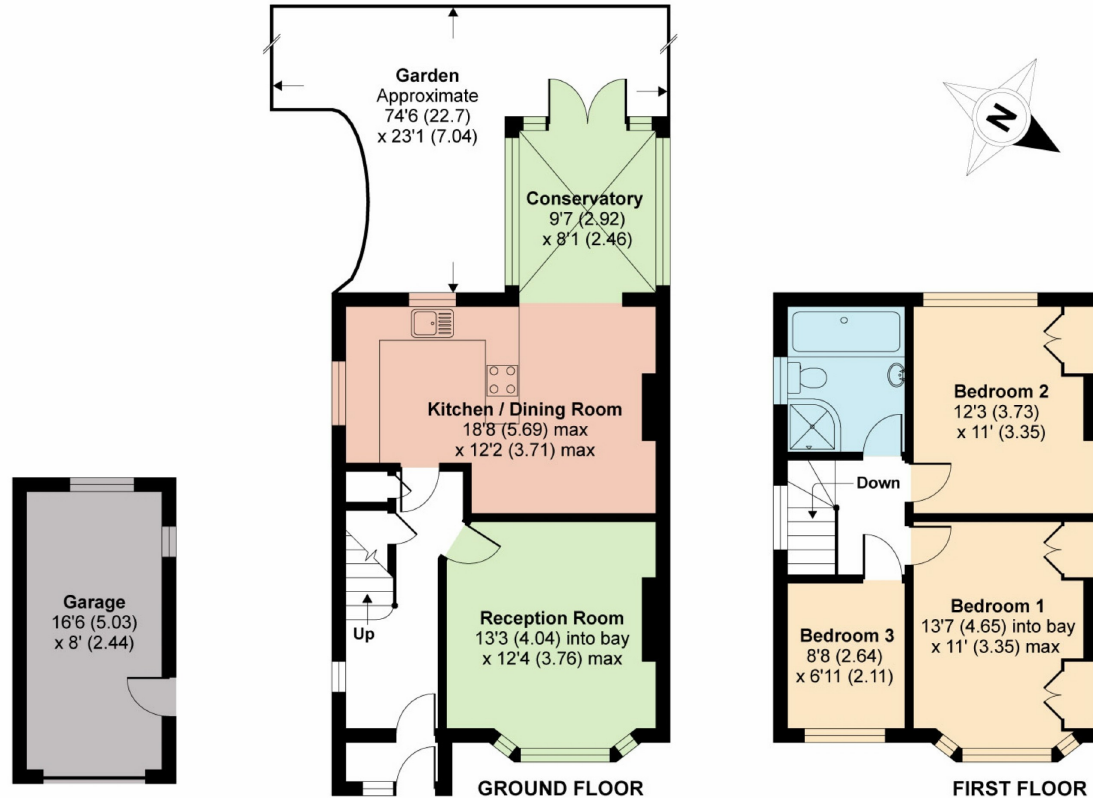
Ideally located for the commuter, with both High Barnet underground station (Northern Line) and New Barnet mainline stations within easy reach. The Spires shopping centre with its many shopping amenities, the Everyman Cinema, Pure Fitness gym, along with a selection of local shops and restaurants are also nearby. The area has many well regarded schools both private and state.

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



Sherrards Way, Barnet, EN5 2BJ

APPROX. GROSS INTERNAL FLOOR AREA 1049 SQ FT 97.4 SQ METRES
OUTBUILDING APPROX. GROSS INTERNAL FLOOR AREA 134 SQ FT 12.4 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 ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very 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		
	82			58	79
	64				
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



Features Include

- Open Plan Kitchen/Diner
- Conservatory
- Large Rear Garden
- Off Street Parking
- Garage

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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