

St Anne, Richmond Road
Barnet, Hertfordshire, EN5 1SA
Price £1,995,000 Freehold

STATONS

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Bedrooms 6 | Bathrooms 3 | Receptions 4





St Anne, 15 Richmond Road
Barnet, Hertfordshire
EN5 1SA



Set behind a private gated frontage on this sought after road, we are delighted to offer 'St Anne' which is a stunning, imposing Victorian 6 bedroom detached family home. The property has been thoughtfully remodelled by the current vendors, benefiting from bright and spacious, versatile accommodation and carefully blended original period features with stylish contemporary touches. Comprising a welcoming entrance hall, 2 generous reception rooms, a fabulous open plan kitchen/dining/ family room with island and snug area, boot room and guest w.c. On the first floor there is a master bedroom suite with dressing area and a luxurious en suite shower room, 4 further double bedrooms and a modern family bathroom with separate w.c. There is a lower ground floor with a self contained annexe that comprises, a reception room, bedroom 6, shower room and a kitchen/utility room and plenty of storage. A home office/studio is situated to the side of the house with its own entrance. Externally there is a wonderful, mature rear garden of 134' with vegetable garden and various decked and paved terraces. Ample off street parking is provided at the front on the gated carriage driveway.

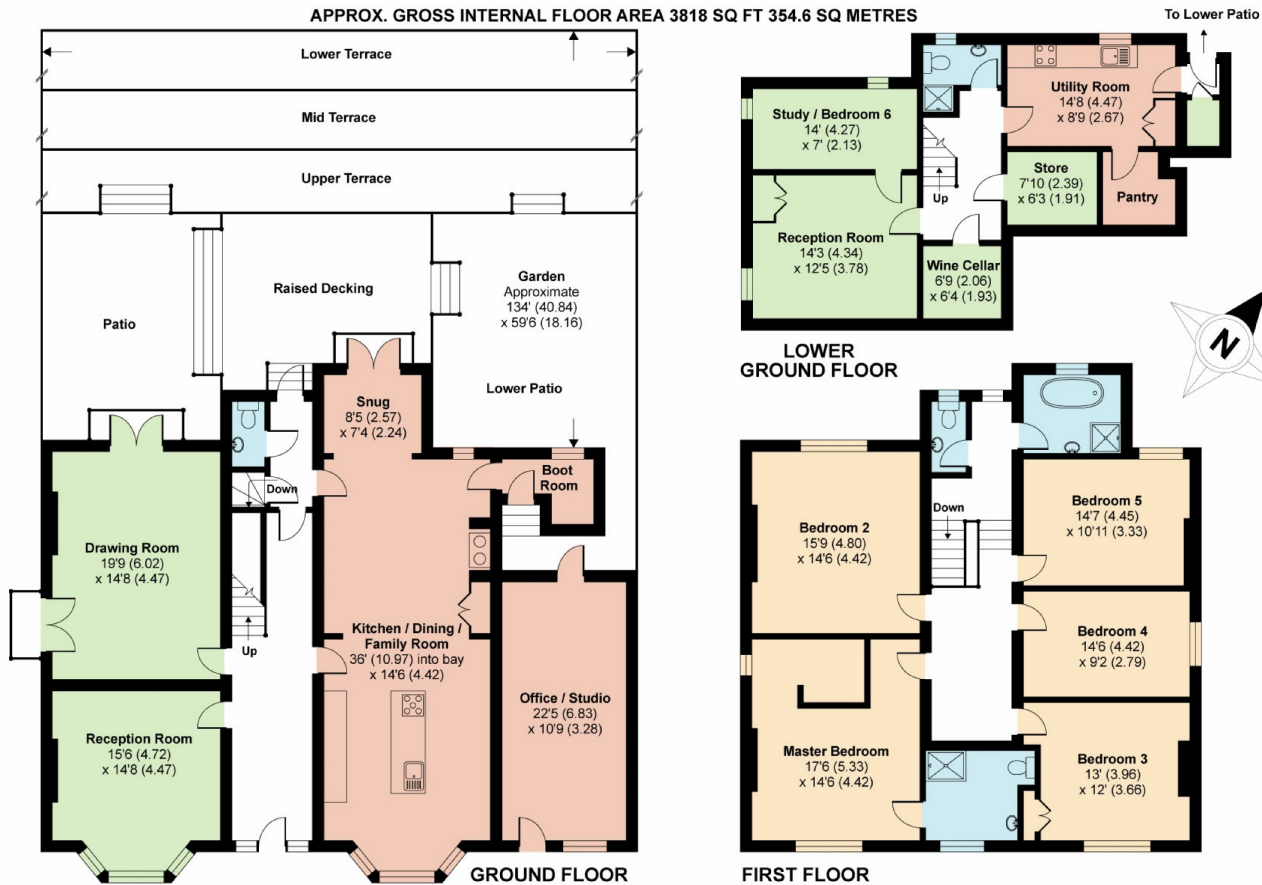
Further benefits include Solar Panels with a feed in tariff and Electric Vehicle charging points.

Ideally located for the commuter, with both High Barnet underground station (Northern Line) and New Barnet mainline stations within easy reach, there are also numerous bus routes. The Spires shopping centre is close by with its many shopping amenities 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 .



Richmond Road, New Barnet, Barnet, EN5



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		
Rating	Current	Potential	Rating	Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
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		
81			73		
58			44		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



Features Include

- Kitchen/Dining/Family Room
- Office/Studio
- Annexe
- Large Rear Garden
- Off Street Parking

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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