

Old Fold View
High Barnet, Hertfordshire, EN5 4EA
Price £850,000 Freehold

STATONS

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



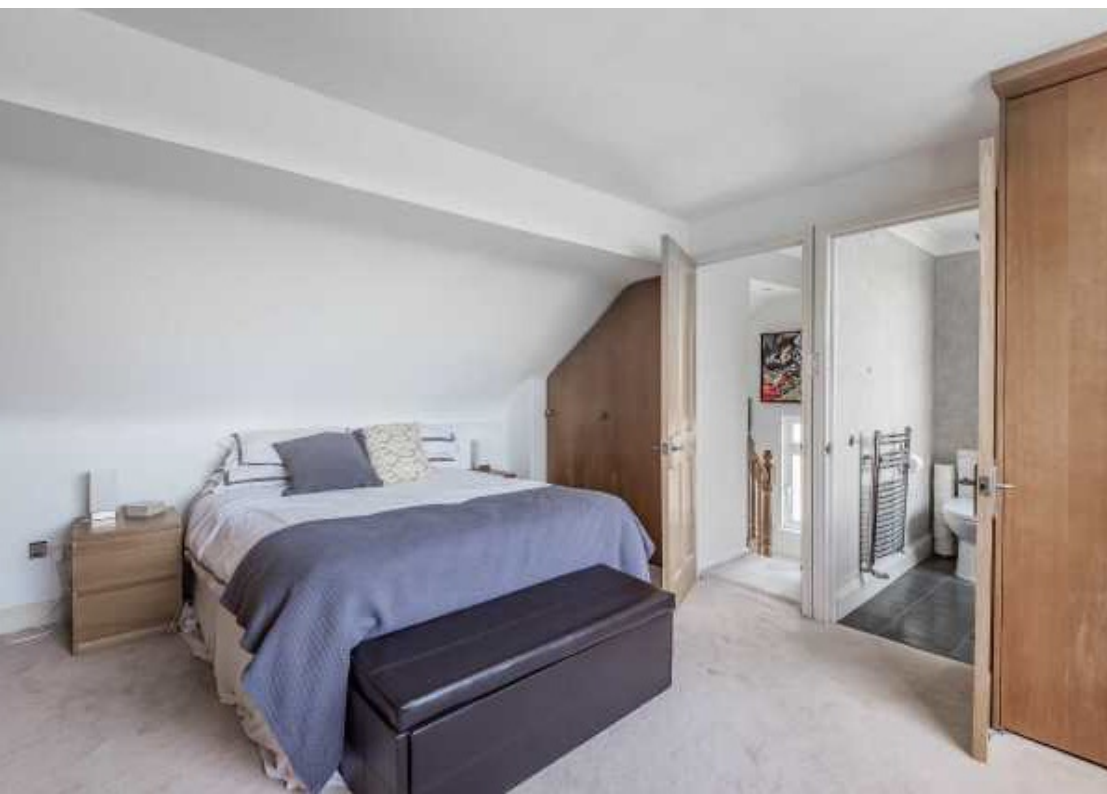


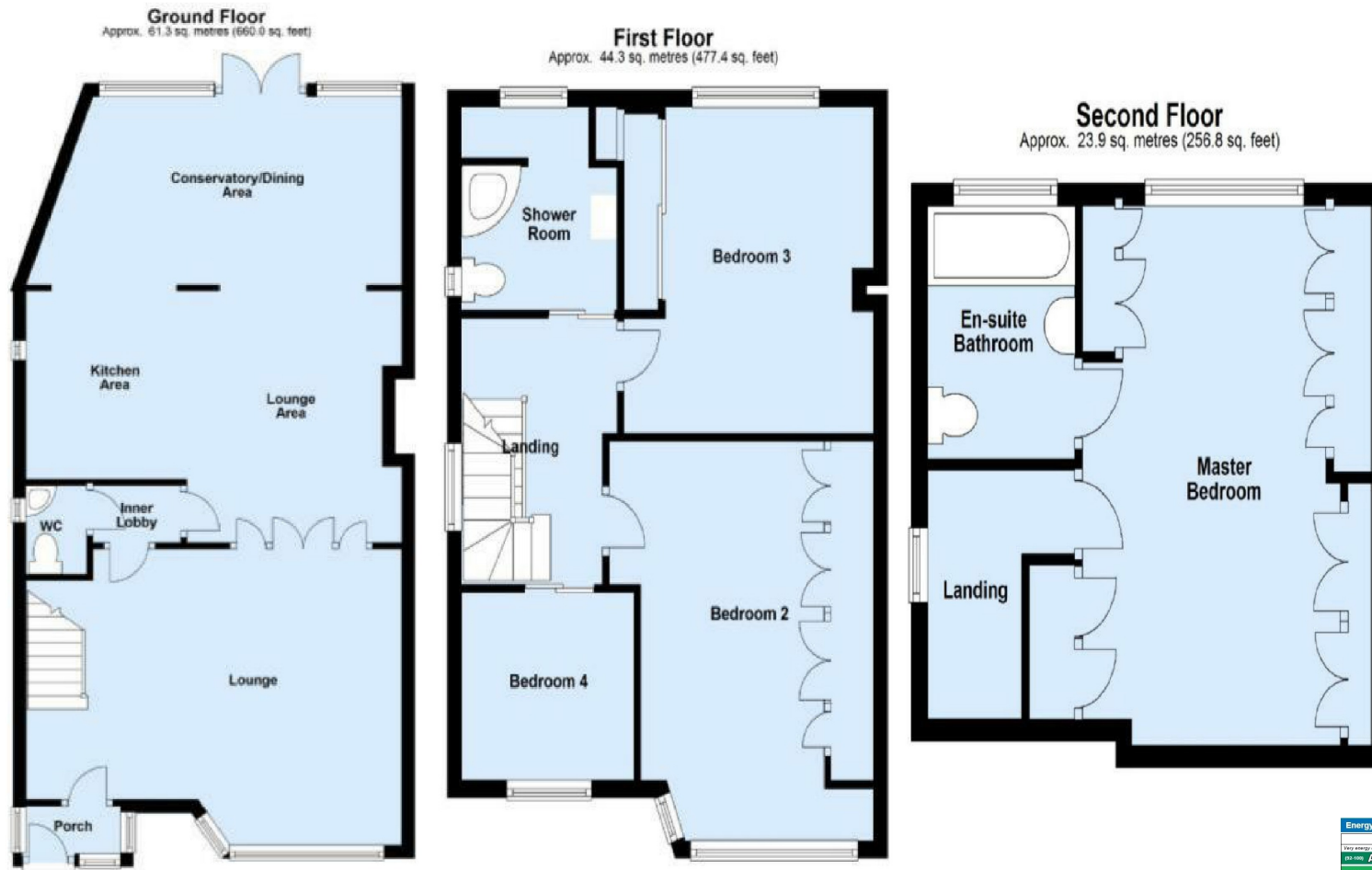
57 Old Fold View
High Barnet, Hertfordshire
EN5 4EA



A well presented and thoughtfully extended 4 bedroom semi detached family home that is situated on this sought after private unadopted road and enjoys far reaching unspoilt views across open fields. The property offers bright spacious accommodation throughout arranged over three floors and comprises 2 reception areas, open plan kitchen breakfast room, guest w.c, master bedroom with en suite bathroom, 3 further bedrooms and a shower room. Externally there is a large rear garden with feature pond and decked sun terrace, office and driveway parking with an electric car charging point.

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
100-90% (A)			100-90% (A)		
80-90% (B)			70-90% (B)		
60-80% (C)			50-70% (C)		
40-60% (D)			30-50% (D)		
20-40% (E)			10-30% (E)		
10-20% (F)			0-10% (F)		
0-10% (G)			Not environmentally friendly - higher CO ₂ emissions (G)		
England & Wales			England & Wales		

Current Energy Rating: 61 (D)
Potential Energy Rating: 78 (B)
Current Environmental Impact Rating: 52 (E)
Potential Environmental Impact Rating: 72 (C)

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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