

Richmond Road
New Barnet, Hertfordshire, EN5 1SE
£1,250,000 Freehold

STATONS

Tel: 020 8449 3383
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Bedrooms 6 | Bathrooms 4 | Receptions 3





38 Richmond Road
New Barnet, Hertfordshire
EN5 1SE



Situated on this sought after residential road, within a short walk of New Barnet mainline station, a stunning 6 bedroom detached family home that has undergone extensive refurbishment works by the current vendors. The property has been thoughtfully extended to provide bright and spacious accommodation throughout which comprises an entrance porch leading through to the welcoming hallway, fabulous contemporary kitchen breakfast room with an open entrance into the magnificent orangery with a dining area and seating area, double length reception room, study and a guest w.c. A wonderful master bedroom with a generous dressing room/en suite shower room, 3 large bedrooms and a family bathroom occupy the first floor. With 2 further double bedrooms with en suite on the second floor. Externally there is a well established rear garden with sun terrace, pretty front garden and driveway parking.

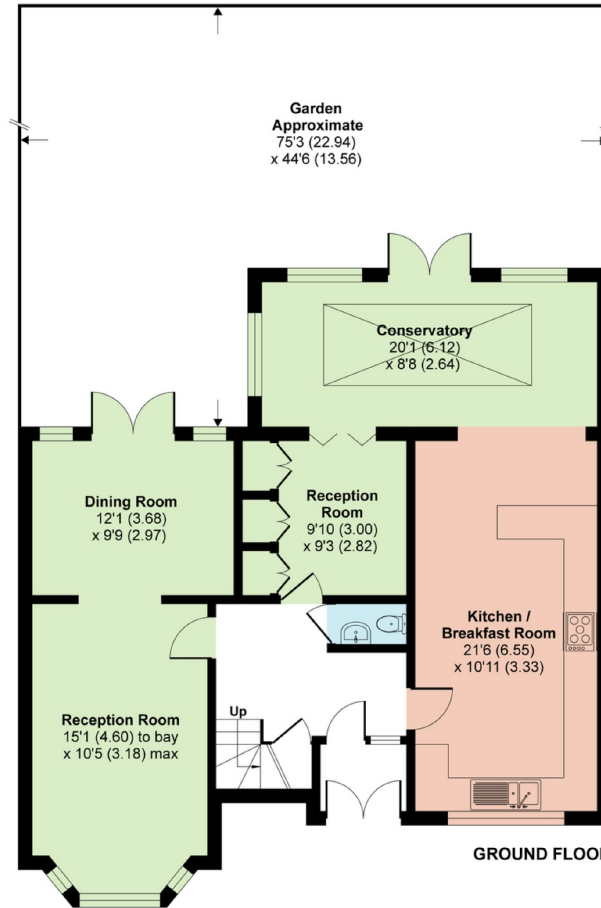
For more properties for sale in Barnet please call our [Barnet Estate Agents](#) on 0208 449 3383 .



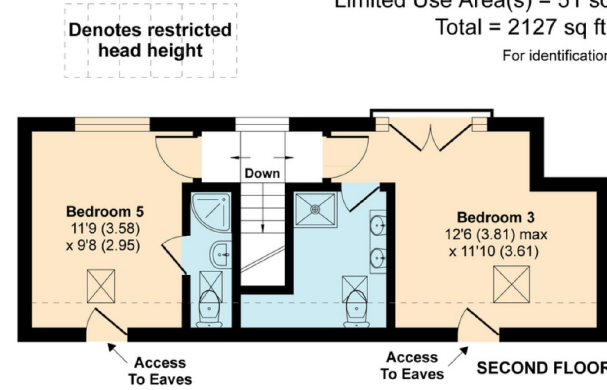
New Barnet, Barnet, EN5

Approximate Area = 2076 sq ft / 192.9 sq m
 Limited Use Area(s) = 51 sq ft / 4.7 sq m
 Total = 2127 sq ft / 197.6 sq m

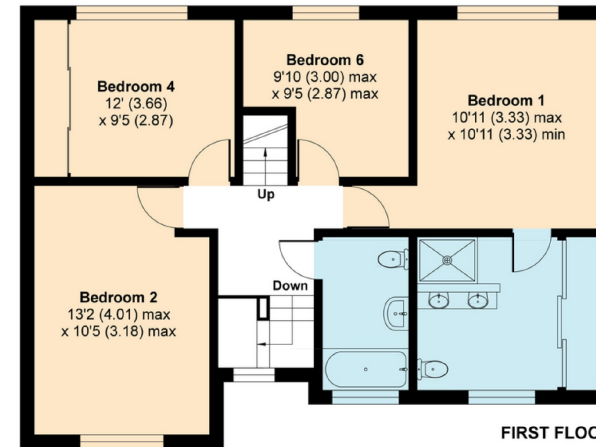
For identification only - Not to scale



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©richecom 2020. Produced for Statons. REF: 636561

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
100-90%	A		100-90%	A	
80-90%	B		80-90%	B	
60-80%	C		60-80%	C	
40-60%	D		40-60%	D	
20-40%	E		20-40%	E	
10-20%	F		10-20%	F	
1-10%	G		1-10%	G	
No energy efficient - higher rating costs			No environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

Energy Efficiency Rating: 66 (Current), 78 (Potential)
 Environmental Impact (CO₂) Rating: 57 (Current), 71 (Potential)

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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