

Granville Road  
Barnet, Hertfordshire, EN5 4DU  
Price £1,595,000 Freehold

**STATONS**

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Bedrooms 5 | Bathrooms 3 | Receptions 4







17 Granville Road  
Barnet, Hertfordshire  
EN5 4DU



\*\*\* CHAIN FREE \*\*\* Situated on this sought after road a substantial and impressive 5 double bedroom detached family home. The property offers bright and spacious, well planned accommodation throughout and comprises a welcoming entrance hall, cinema room (formally the garage), front reception room with feature fireplace, stunning open plan living and dining room with 2 sets of doors to the rear garden and an open entrance to the kitchen with central island, study/further reception room with garden access, utility room and a guest w.c. On the first floor there is a beautiful master bedroom suite overlooking the rear garden with dressing area and a luxurious en suite shower room, a generous second bedroom with a luxurious en suite shower room, 3 further double bedrooms and a contemporary family bathroom. Externally there is a fabulous private, landscaped rear garden with large sun terrace, garden shed, a summerhouse/office and side entrance gates.

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





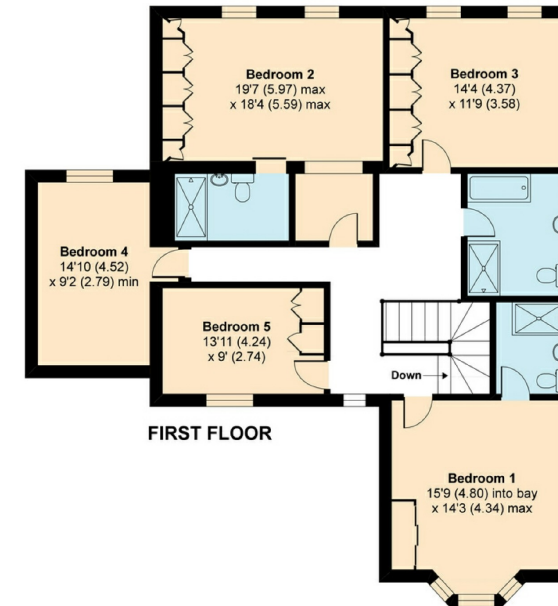
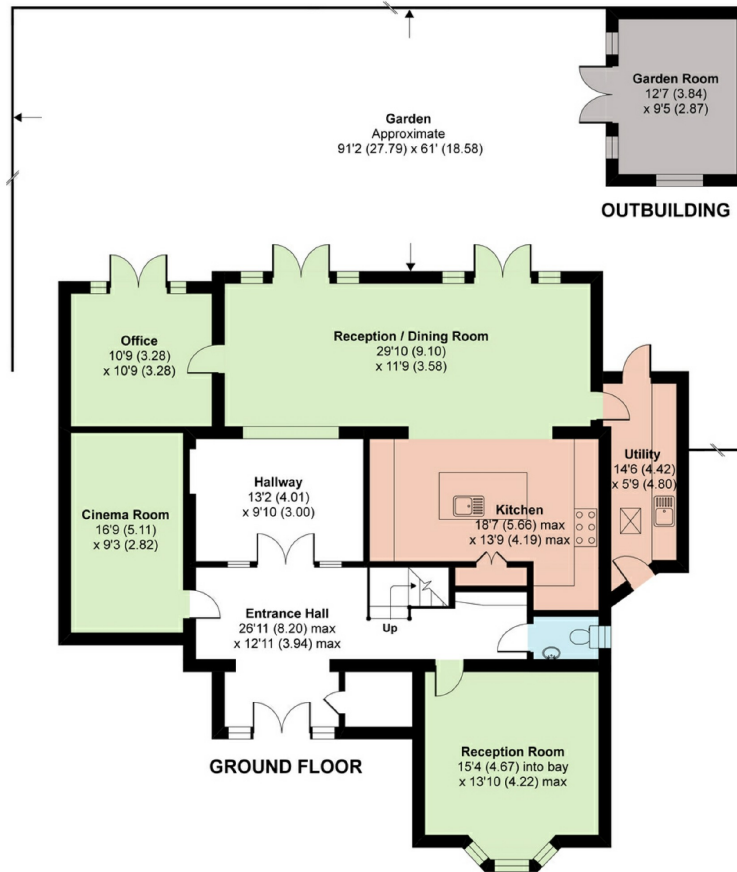
## Granville Road, Barnet, EN5

Approximate Area = 3055 sq ft / 283.8 sq m

Outbuilding = 122 sq ft / 11.3 sq m

Total = 3177 sq ft / 295 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rihcom 2020. Produced for Statons. REF: 634434

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Current	Potential	Score	Current	Potential	Score
A	B	82	B	C	78
B	C	71	C	D	66
C	D		D	E	
D	E		E	F	
E	F		F	G	
F	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.

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### NEW HOMES SHOWCASE

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