

Sunset View
Barnet, Hertfordshire, EN5 4LB
Price £1,495,000 Freehold

STATONS

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





13 Sunset View
Barnet, Hertfordshire
EN5 4LB



*** CHAIN FREE *** Situated on Sunset View, one of High Barnet's premier locations we are delighted to offer for sale this substantial detached family home which benefits from a beautiful mature garden which backs on to Old Fold Manor Golf Course.

Whilst this delightful home currently provides bright and spacious accommodation, refurbishment is required, and the house offers wonderful potential to extend (subject to obtaining the relevant planning permissions).

The property comprises a large reception room, bright and airy hallway, well-proportioned reception room, kitchen, guest cloakroom and dining room to the ground floor. On the first floor there is a good-sized master bedroom, two further bedrooms, family bathroom, an additional bathroom and separate cloakroom.

The house is approached via a driveway providing off street parking and leads to a detached garage. The garden to the front offers a range of flowering shrubs and mature trees

Situated in this enviable location within walking distance to the 'The Spires' shopping centre, Waitrose, 2 golf clubs, Hadley Common and all the local schools. High Barnet tube station (Northern Line) providing easy access into central London. New Barnet over ground station is a short bus ride away. High Barnet has many renowned and highly regarded schools such as 'Foulds' junior school and Queen Elizabeths Girls senior school and Queen Elizabeths senior school for boys.

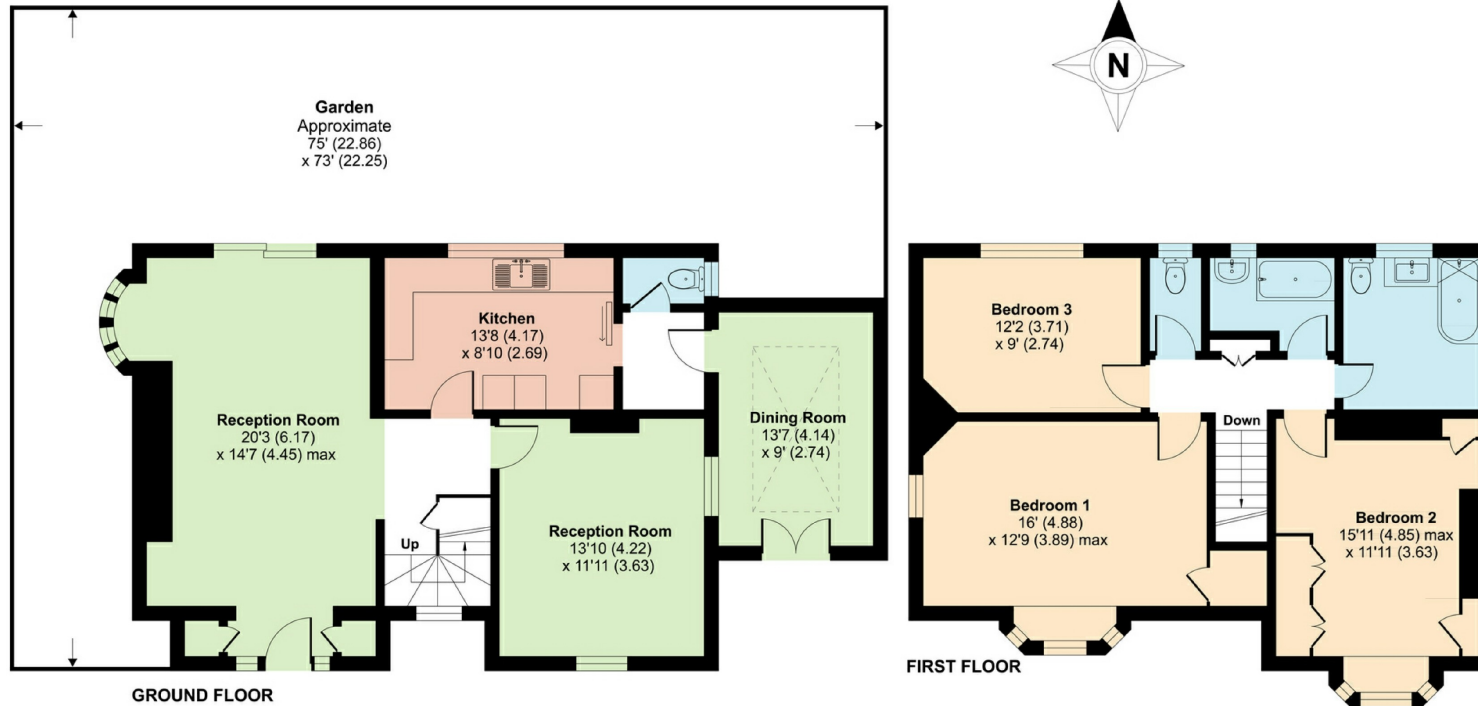
For more properties for sale in Barnet please call our [Barnet Estate Agents](#) on 0208 449 3383 .



Sunset View, Barnet, EN5

Approximate Area = 1577 sq ft / 147 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). ©richecom 2020. Produced for Statons. REF: 667361

Energy Efficiency Rating		Current	Potential
102-106	A		
81-101	B		
62-80	C		
43-61	D		
25-42	E		
10-24	F		
1-9	G		
Not energy efficient - higher rating costs			
England & Wales		66	22

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.

BARNET

1-2 Hadley Parade
High Street
Barnet, Herts
EN5 5SX
Tel: 020 8449 3383
Fax: 020 8441 7676
barnet@statons.com

RADLETT

50 Watling Street
Radlett
Herts
WD7 7NN
Tel: 01923 604 321
Fax: 01923 859 182
radlett@statons.com

NEW HOMES SHOWCASE

204 High Street
Hadley Green
Barnet, Herts
EN5 5SX
Tel: 020 8441 9555
Fax: 020 8441 7976
newhomes@statons.com

HADLEY WOOD

10 Crescent West
Hadley Wood
Herts
EN4 0EJ
Tel: 020 8440 9797
Fax: 020 8440 8282
hadley@statons.com

TOTTERIDGE

28 - 30 Totteridge Lane
Totteridge
London
N20 9QJ
Tel: 020 8445 3694
Fax: 020 8445 3217
totteridge@statons.com

BROOKMANS PARK

53 Bradmore Green
Brookmans Park
Herts
AL9 7QS
Tel: 01707 661144
Fax: 01707 644111
brookmans@statons.com