

Willow Drive
Barnet, Hertfordshire, EN5 2LQ
Offers in excess of £1,150,000 Freehold

STATONS

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Bedrooms 5 | Bathrooms 3 | Receptions 2





10 Willow Drive
Barnet, Hertfordshire
EN5 2LQ



*** CHAIN FREE *** This well appointed 2500 sq ft 5 bedroom detached home is offered chain free in a quiet cul-de-sac in the heart of Barnet. The property offers beautifully presented accommodation throughout and comprises a welcoming entrance hall, an open plan kitchen/dining/reception room (There is a multi-fuel burner in the main reception room), utility room, a separate TV room, and a cloakroom to complete the ground level. The kitchen is fitted to a high standard with integrated Siemens appliances and quartz countertops with an island breakfast bar. On the first floor there are 3 generous bedrooms 1 with en-suite, and a contemporary family bathroom.

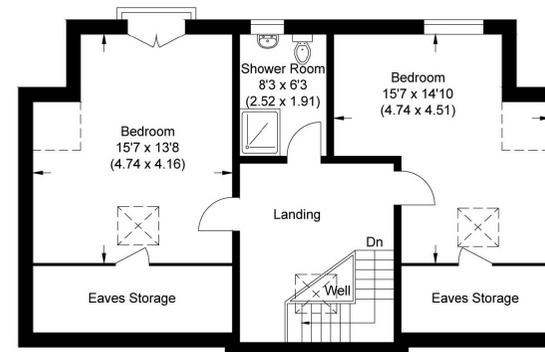
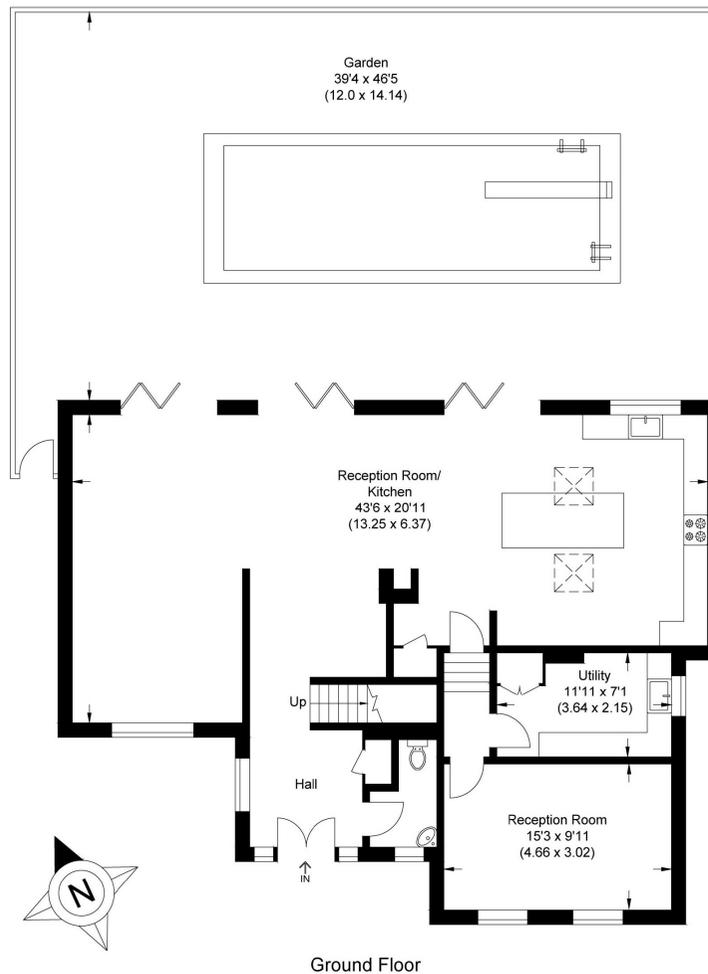
The loft has been extended to offer two double bedrooms and a shower room. One of the bedrooms has the benefit of a Juliet balcony. The garden is low-maintenance and has a sizeable swimming pool which can be accessed from the three sets of bi-folding doors at the back of the house. This property also has 3 phase electricity, enabling the installation of a superfast electric car charger at home (22KW). This is extremely rare in a domestic property and cannot be retrofitted.

Location:- Situated in this enviable location within close distance to Barnet High Street and The Spires with their large selection of shops, restaurants, boutiques and coffee shops. Approximately 1 mile away is High Barnet tube station (Northern Line) for access into London. New Barnet overground station is also close. Buses also provide access to neighbouring areas. Barnet has many renowned highly regarded schools such as Foulds Junior School and Queen Elizabeth's Girls senior school and Queen Elizabeth's senior school for boys.

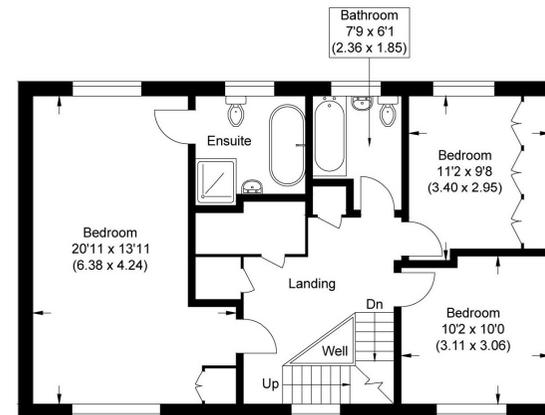
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Approximate Gross Internal Area
242.0 sq m / 2605.0 sq ft



Second Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

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Energy Efficiency Rating		Current	Potential
105-150	A		
80-104	B		
65-79	C		
49-64	D		
34-48	E		
19-33	F		
1-18	G		
Not energy efficient - higher rating costs		65	73
England & Wales		EU Directive 2002/91/EC	



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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