

Kings Road  
High Barnet, Hertfordshire, EN5 4EG  
Price £1,150,000 Freehold

**STATONS**

Tel: 020 8449 3383  
Email: [barnet@statons.com](mailto:barnet@statons.com)  
Bedrooms 4 | Bathrooms 2 | Receptions 3







46 Kings Road  
High Barnet, Hertfordshire  
EN5 4EG



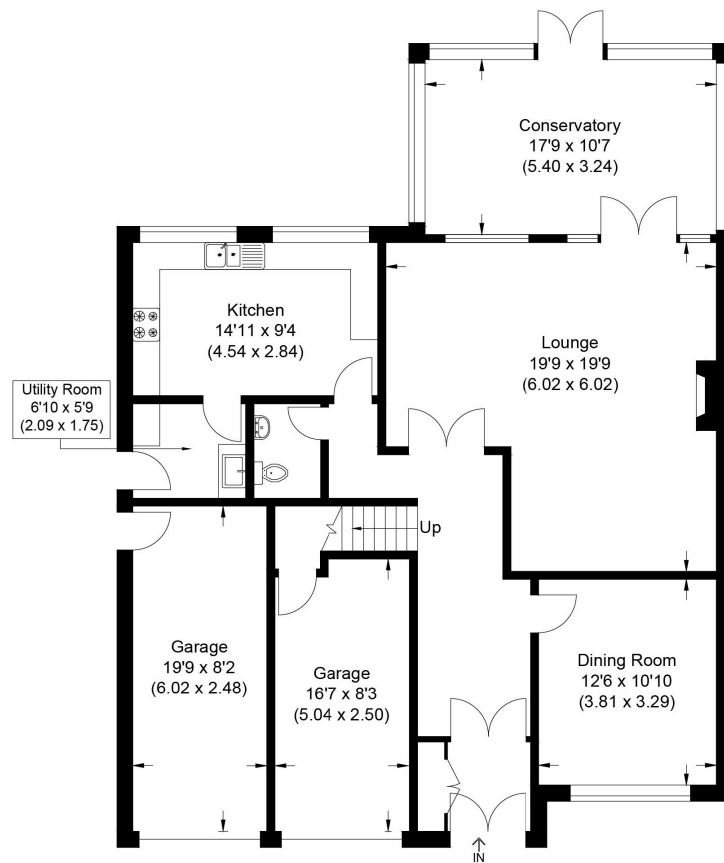
\*\*\* CHAIN FREE \*\*\* Situated on a corner plot within this sought after residential road, an attractive 4 double bedroom detached family home. The property has plenty of potential to extend if required and offers bright and spacious, well planned accommodation throughout and comprises a welcoming entrance hall, front reception, large rear reception room, a conservatory, a good size kitchen/ breakfast room, separate utility room and a guest w.c. On the first floor there is a master bedroom with en suite bathroom, 3 further double bedrooms and a family bathroom. Externally there are mature, front, rear and side gardens with sun terrace, a double garage and driveway parking.

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

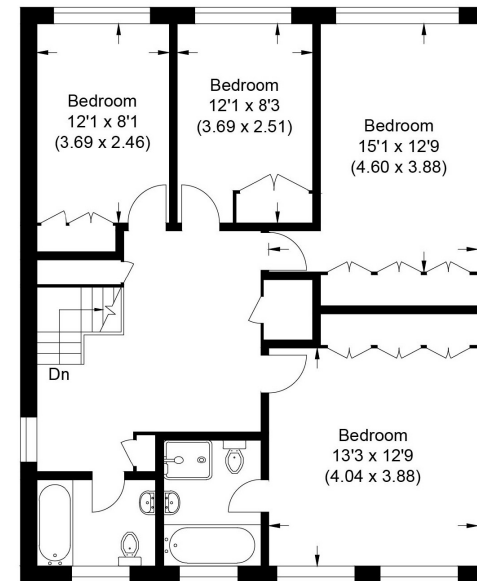




Approximate Gross Internal Area  
2192 sq m / 203.6 sq ft



Ground Floor



First Floor

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

Produced By www.myphotogenie.co.uk



Energy Efficiency Rating		Current	Potential
105-109	A		
81-104	B		
62-80	C		
43-61	D		
25-42	E		
10-24	F		
1-9	G		
Not energy efficient - higher rating costs		67	79
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.

**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