

Richmond Road  
New Barnet, Hertfordshire, EN5 1SA  
Price £1,150,000 Freehold

**STATONS**

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





11 Richmond Road  
New Barnet, Hertfordshire  
EN5 1SA



Situated on this sought after residential road, a well presented 4 bedroom detached family home. The property has plenty of scope to extend if required and presently offers bright and spacious accommodation throughout. Comprising a welcoming entrance hall with storage, front reception room with feature fireplace and glass doors opening into the dining room with access to the rear garden, fitted kitchen with breakfast bar and a guest w.c. On the first floor there is a good size master bedroom with en suite shower room, 3 further generous bedrooms and a family bathroom with separate w.c. Externally there is a fabulous well maintained rear garden of approx 123' in length with sun terrace and stunning far reaching views, garage, driveway parking and a pretty front garden.

Ideally located for the commuter, with both High Barnet underground station (Northern Line) and New Barnet mainline stations within easy reach, there are also numerous bus routes. The Spires shopping centre is close by with its many shopping amenities The area has many well regarded schools both private and state.

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



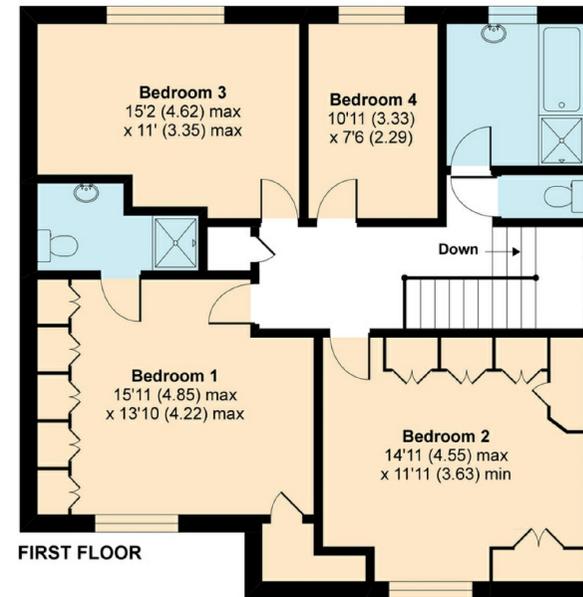
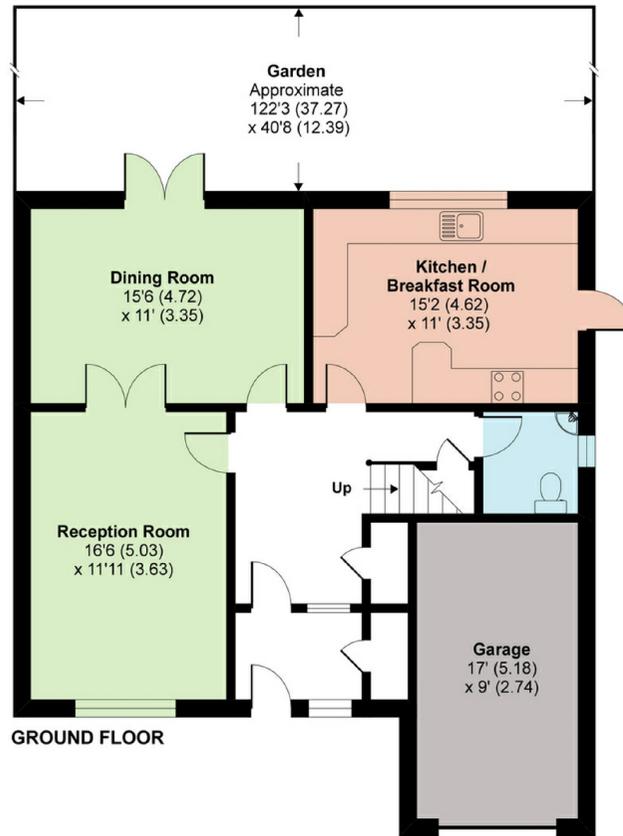
## Richmond Road, New Barnet, Barnet, EN5

Approximate Area = 1767 sq ft / 164.1 sq m

Garage = 153 sq ft / 14.2 sq m

Total = 1920 sq ft / 178.3 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 2021. Produced for Statons. REF: 700330



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Star energy efficient - lower rating costs	Current	Potential	Star environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
100-100	A	100-100	100-100	A	100-100
90-100	B	90-100	100-100	B	100-100
80-100	C	80-100	100-100	C	100-100
70-100	D	70-100	100-100	D	100-100
60-100	E	60-100	100-100	E	100-100
50-100	F	50-100	100-100	F	100-100
1-100	G	1-100	100-100	G	1-100

Current Energy Rating: **82**  
Current Environmental Impact Rating: **1**

### 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  
EN5 5XN  
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