

Lexington Way
Barnet, Hertfordshire, EN5 2SN
Price £825,000 Freehold

STATONS

Tel: 020 8449 3383
Email: barnet@statons.com
Bedrooms 4 | Bathrooms 1 | Receptions 2





8 Lexington Way
Barnet, Hertfordshire
EN5 2SN

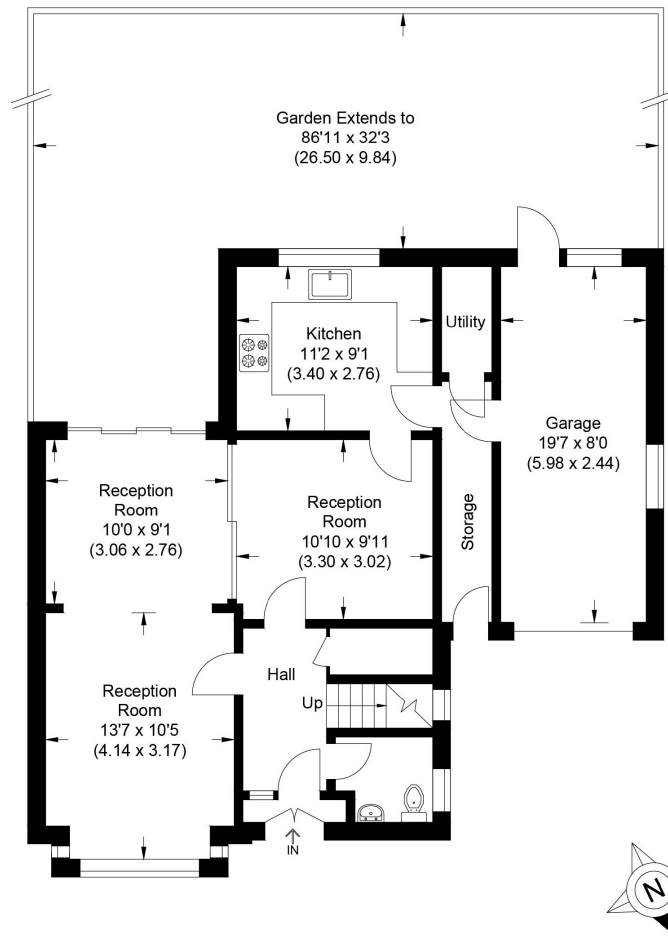


A well presented 4 bedroom detached family home with garage to side situated within this popular residential location. The property has been thoughtfully extended and provides bright and spacious accommodation throughout comprising a welcoming entrance hall, guest w.c, large double length reception room with patio door to rear garden and concertina door to a further reception area which leads through to the fitted kitchen, side lobby with utility cupboard and door to the garage. On the first floor there are 3 generous double bedrooms, a fourth which is a single bedroom and a modern family bathroom. Externally there is a fabulous well maintained, south facing rear garden of approx 87' in length with summer house and sun terrace, a double length garage with vaulted roof, driveway parking and a pretty front garden.

Lexington Way is within walking distance to the 'The Spires' with its large selection of shops, restaurants, boutiques, coffee shops and High Barnet tube station (Northern Line) for access into London. New Barnet over ground station is nearby with buses also providing frequent services to neighbouring areas. Barnet also boasts an Everyman Cinema and has many renowned highly regarded schools both private and state.

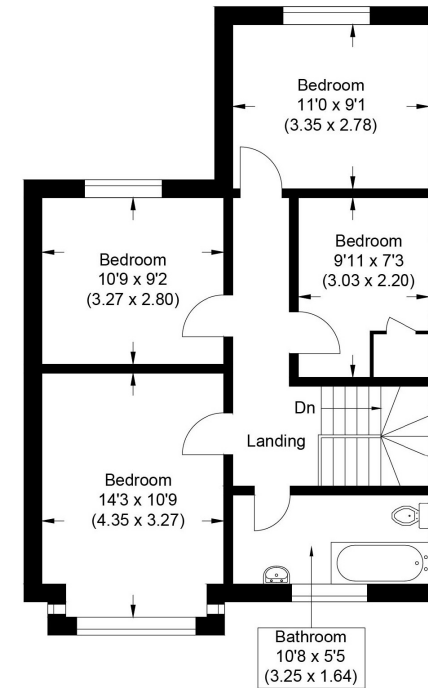
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Ground Floor

Approximate Gross Internal Area
110.81 sq m / 1193 sq ft
Garage Area
14.59 sq m / 157 sq ft



First Floor

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



Energy Efficiency Rating		Current	Potential
100% energy efficient - lower running costs			
A	92-100%		
B	81-91%		
C	69-80%		
D	55-68%		
E	39-54%		
F	21-38%		
G	1-20%		
Not energy efficient - higher running costs			
England & Wales			
		69	81

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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