

# FAIRGREEN EAST

Hadley Wood

**STATONS**

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# High Oaks, 7 Fairgreen East Hadley Wood, Herts, EN4 0QR

This fine detached family home is situated in a quiet residential turning close to Cockfosters High Street and Underground Tube Station. The property has an imposing 107ft wide road frontage with a grand formal lawn.

As you enter the property the hallway leads you to a well appointed TV room with bespoke fitted units. The large formal lounge is dual aspect and affords views over the front and side garden, there is an additional formal dining room and separate kitchen/breakfast room. To complete the ground floor there is also a guest wc.

To the first floor there are four double bedrooms and an elegantly appointed four piece bathroom suite. All of the bedrooms have built in wardrobes and have storage facilities. The principal suite also has the added benefit of an elegant en suite shower room with bespoke fittings by 'Strachan'. The wardrobes and dressing table unit are also bespoke by 'Strachan'.

The rear garden has a patio and a lawn area with a pagoda and seating area and to the front of the property there is a large L-shaped garden with a large formal lawn and a driveway which leads to a double garage. The driveway provides parking for a number of cars.

'High Oaks' also has the potential to be extended to the side of the property on the ground and first floor (subject to the local planning consents and building regulations).



Location:- This home offers a perfect balance of village life within cosmopolitan London. Trent Park is also within a short walk and High Oaks is ideally located within a short drive of the M25 allowing easy access to central London via the A1 and M1. Hadley Wood over ground and the Piccadilly Line underground is close at hand, offering services into central London within 40 minutes. London's airports are also easily reached.







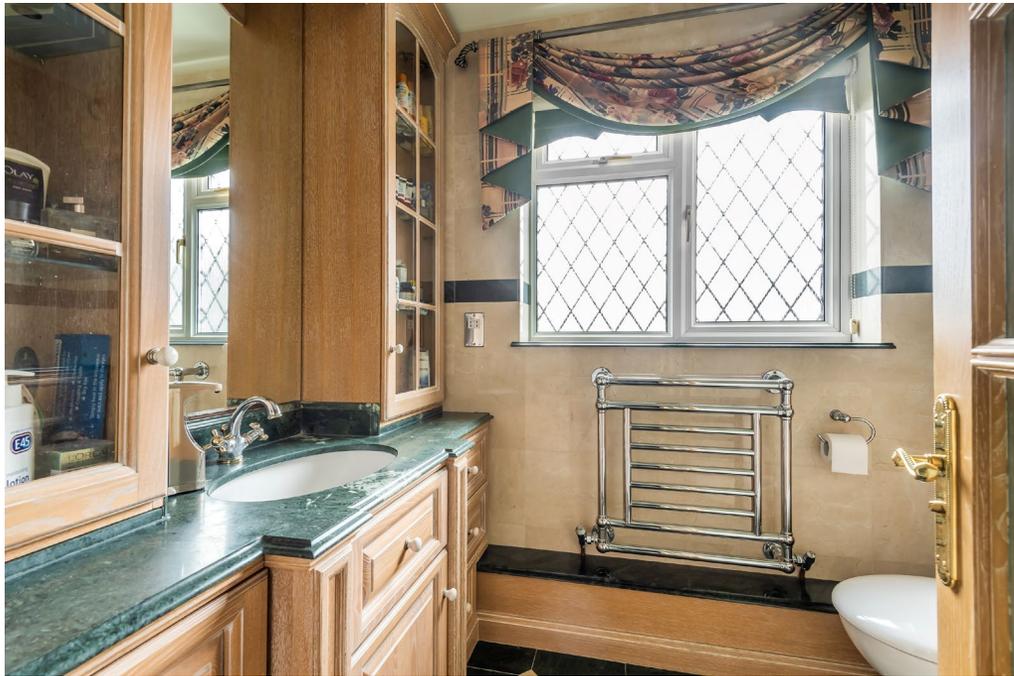














# Fairgreen East, Barnet, EN4

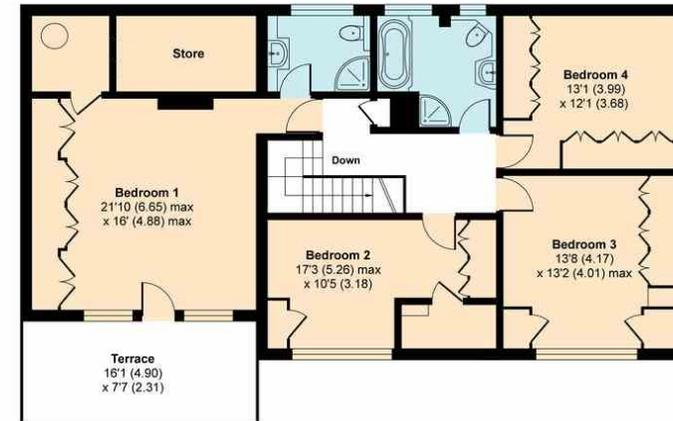
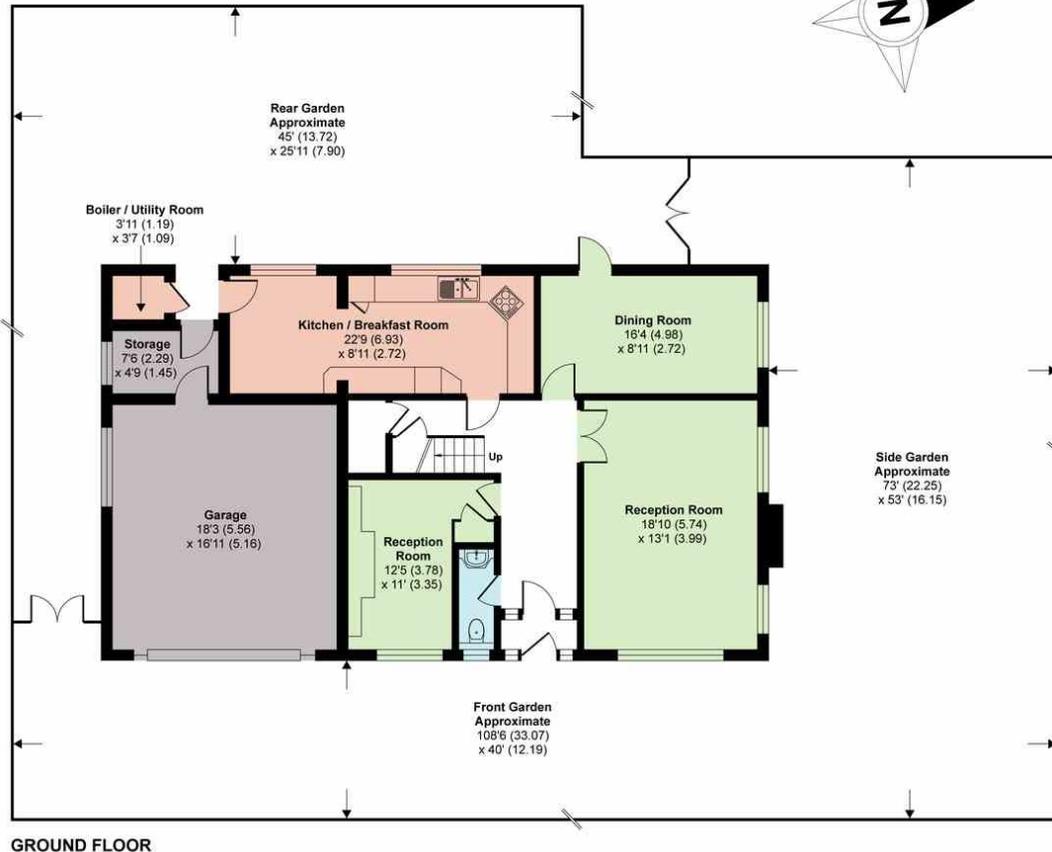
Approximate Area = 2121 sq ft / 197 sq m

Garage = 358 sq ft / 33 sq m

Boiler / Utility Room = 13 sq ft / 1 sq m

Total = 2492 sq ft / 231 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		65	74
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nchecom 2021. Produced for Statons. REF: 787433

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