

**STATONS**

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# Old Fold View

Barnet



# 39 Old Fold View Barnet, Hertfordshire, EN5 4EA

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\*\*\* CHAIN FREE \*\*\* Situated in this sought after private road, a beautifully presented 3 bedroom detached bungalow. The property has been thoughtfully extended by the present vendors and comprises a welcoming entrance hall, sunning large reception room with patio doors onto the rear garden, a modern bespoke kitchen/breakfast room, 3 generous bedrooms and a luxurious shower room. Externally there is a wonderful 100' rear garden backing onto open fields with tiled terrace that has underfloor heating in place if a further extension is required, a garage and driveway parking for 2 cars.

Location:- This enviable location is within walking distance to the 'The Spires' with its 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 over ground station is also close with Buses providing access to neighbouring areas. Barnet also has many renowned highly regarded schools such as Foulds, Queen Elizabeths Girls senior school and Queen Elizabeths senior school for boys.



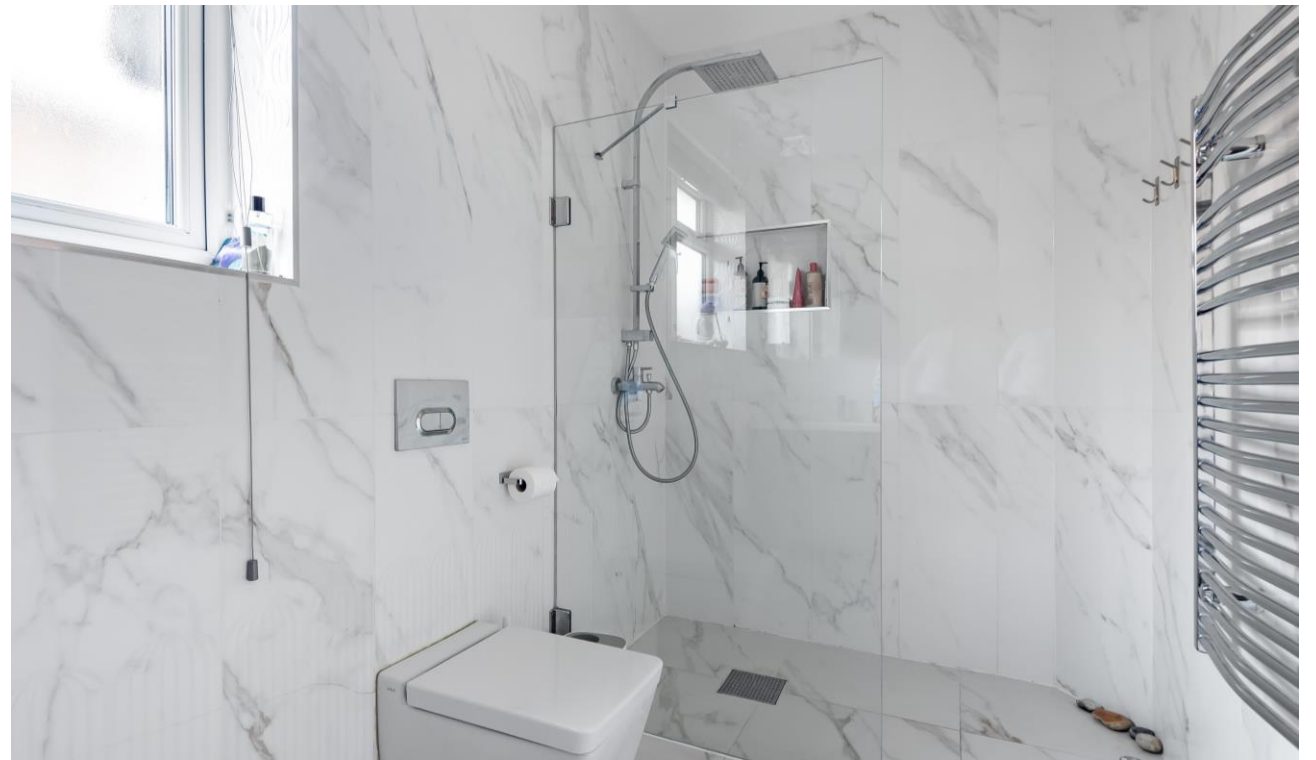


















# Old Fold View, Barnet, EN5

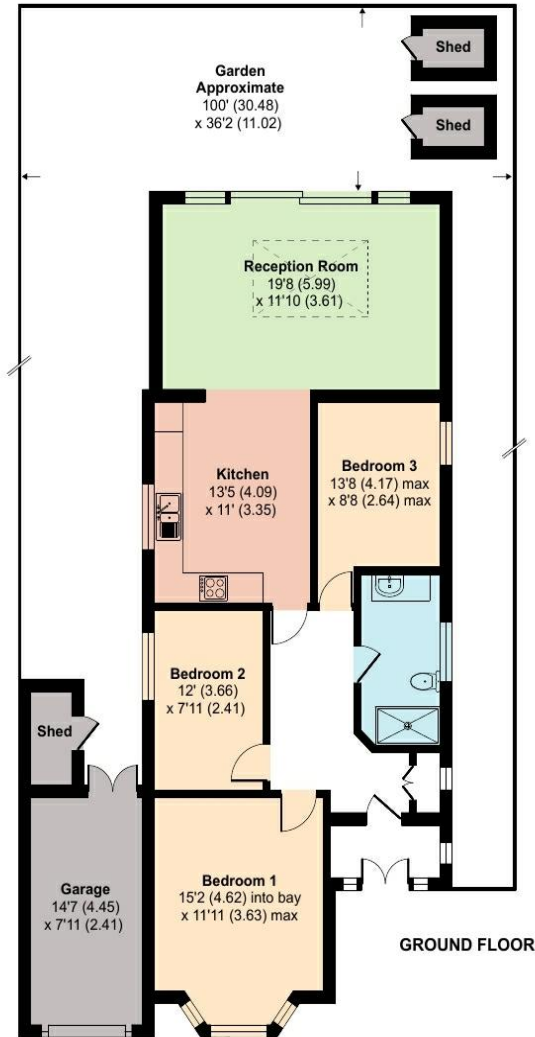
Approximate Area = 1005 sq ft / 93 sq m (excludes shed)

Garage = 120 sq ft / 11 sq m

Outbuilding = 18 sq ft / 2 sq m

Total = 1143 sq ft / 93 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	<b>A</b>		
(81-91)	<b>B</b>		<b>85</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>69</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nlcheom 2022. Produced for Statons. REF: 816629

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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