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THE ANNEXE
RICHMOND ROAD
←

**Richmond Road
New Barnet**

4 Richmond Road, New Barnet, EN5 1SB

OIEO £1,180,000



Set in this extremely popular road is this attractive semi-detached family residence, which offers bright, spacious, and versatile living accommodation throughout.

The property comprises a welcoming entrance hall which leads on to dining room / reception room, kitchen and guest cloakroom. The property offers well planned accommodation throughout and incorporates a great sized 1-bedroom annexe to the ground floor.

The first floor offers 3 bedrooms with a well-proportioned Principal bedroom with en suite bathroom and a family bathroom.

The property also benefits from a charming outbuilding which is currently used as a Den.

The rear garden is mainly laid to lawn with shrubbed borders and there is also a lovely front garden with off street parking. There is scope to extend subject to the usual consents.

The property is set in a fantastic location with a wide variety of amenities nearby while a range of transport links are also close by for access around the City.









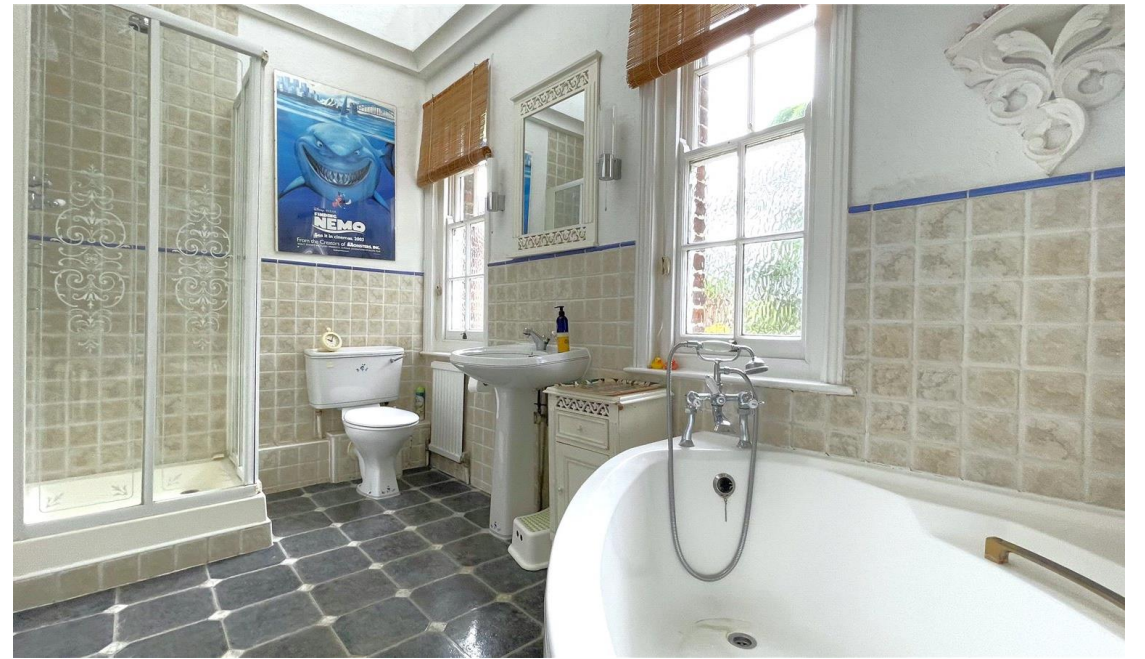
















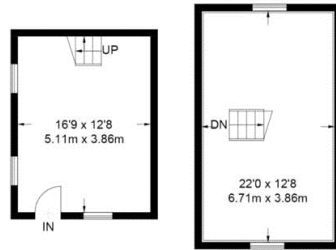




APPROXIMATE FLOOR AREA = 1263 SQ FT / 117.3 SQ M
 ANNEX = 724 SQ FT / 67.3 SQ M
 DEN = 489 SQ FT / 45.4 SQ M
 TOTAL = 2476 SQ FT / 230 SQ M
 INCLUDING LIMITED USE AREA (291 SQ FT / 27 SQ M)

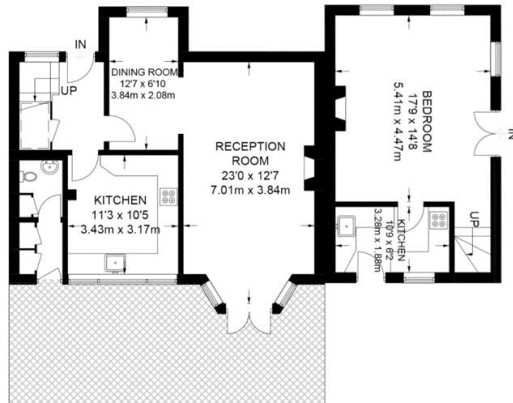


Local Authority: Barnet
 Council Tax Band: F
 Tenure: Freehold



DEN GROUND FLOOR: 211 SQ FT / 19.6 SQ M
 DEN FIRST FLOOR: 278 SQ FT / 25.8 SQ M
 INCLUDING LIMITED USE AREA (278 SQ FT / 25.8 SQ M)

□ = REDUCE HEAD HEIGHT BELOW 1.9M



GROUND FLOOR: 617 SQ FT / 57.3 SQ M
 INCLUDING LIMITED USE AREA (13 SQ FT / 1.2 SQ M)

ANNEX GROUND FLOOR: 364 SQ FT / 33.8 SQ M



FIRST FLOOR: 646 SQ FT / 60 SQ M

ANNEX FIRST FLOOR: 360 SQ FT / 33.5 SQ M

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D		
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)



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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