

STATONS

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**Fairfield Way
Barnet**

4 Fairfield Way Barnet EN5 2BG

OIEO £760,000

Set in this popular residential location we are delighted to offer for sale this well presented and thoughtfully extended semi detached family home. The property offers bright, well planned accommodation throughout and comprises a welcoming entrance hall, a bay fronted reception room with feature fireplace open to a large open plan kitchen/dining room, a ground floor study/bedroom with w.c, 3 good size bedrooms, an additional study/dressing room and a family bathroom. Externally there is a neat east facing rear garden and off street parking.

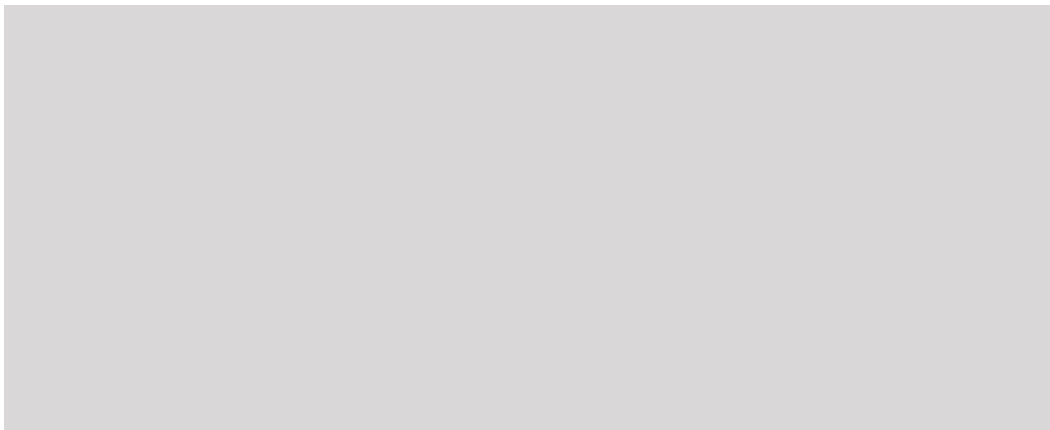
Ideally located for the commuter, with both High Barnet underground station (Northern Line) and New Barnet mainline stations within easy reach. The Spires shopping centre with its many shopping amenities, the Everyman Cinema, Pure Fitness gym, along with a selection of local shops and restaurants are also nearby. The area has many well regarded schools both private and state.





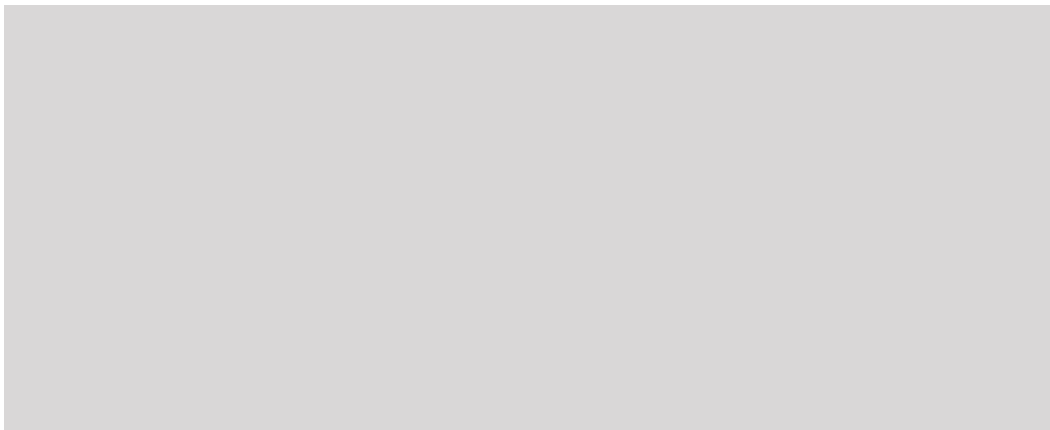












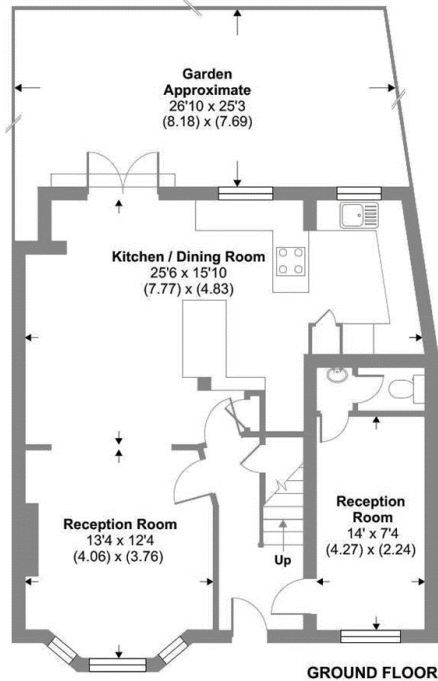
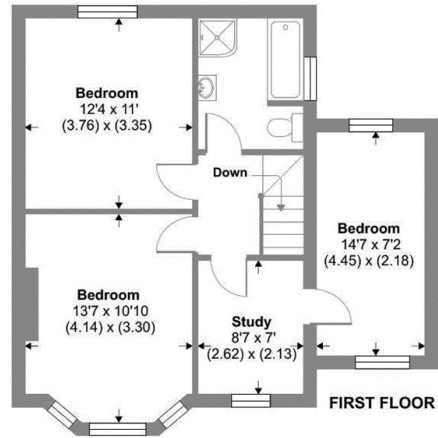




Fairfield Way, Barnet, EN5

Approximate Area = 1282 sq ft / 119 sq m

For identification only - Not to scale



Local Authority: Barnet
Council Tax band: E
Tenure: Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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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