

**STATONS**

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Station Road  
New Barnet





# Station Road, New Barnet, EN5 1PH

## £1,500,000

We are delighted to offer for sale this beautifully presented and refurbished detached family home arranged over three floors. The property benefits from bright and spacious accommodation throughout and comprises a welcoming entrance hall, 2 front aspect reception rooms, a large rear reception room with feature fireplace and french doors to the rear garden, a dining room leading through to the stunning bespoke kitchen with central island, a utility room and a guest w.c. A fabulous master bedroom complete with dressing area and en suite shower room, 3 further double bedrooms, a shower room and a luxurious family bathroom make up the first floor. The second floor has a wonderful double bedroom with bathroom and plenty of eaves storage. Externally there is a well maintained rear garden with decked sun terrace. The driveway at the front of the house provides off ample off street parking.

Location:- Ideally located for the commuter, with both High Barnet underground station (Northern Line) within easy reach and New Barnet mainline station within a few minutes walk. The area is also served by numerous bus routes. The Spires shopping centre is close with its many shopping amenities and pure gym is also nearby. The area has many well regarded schools both private and state.







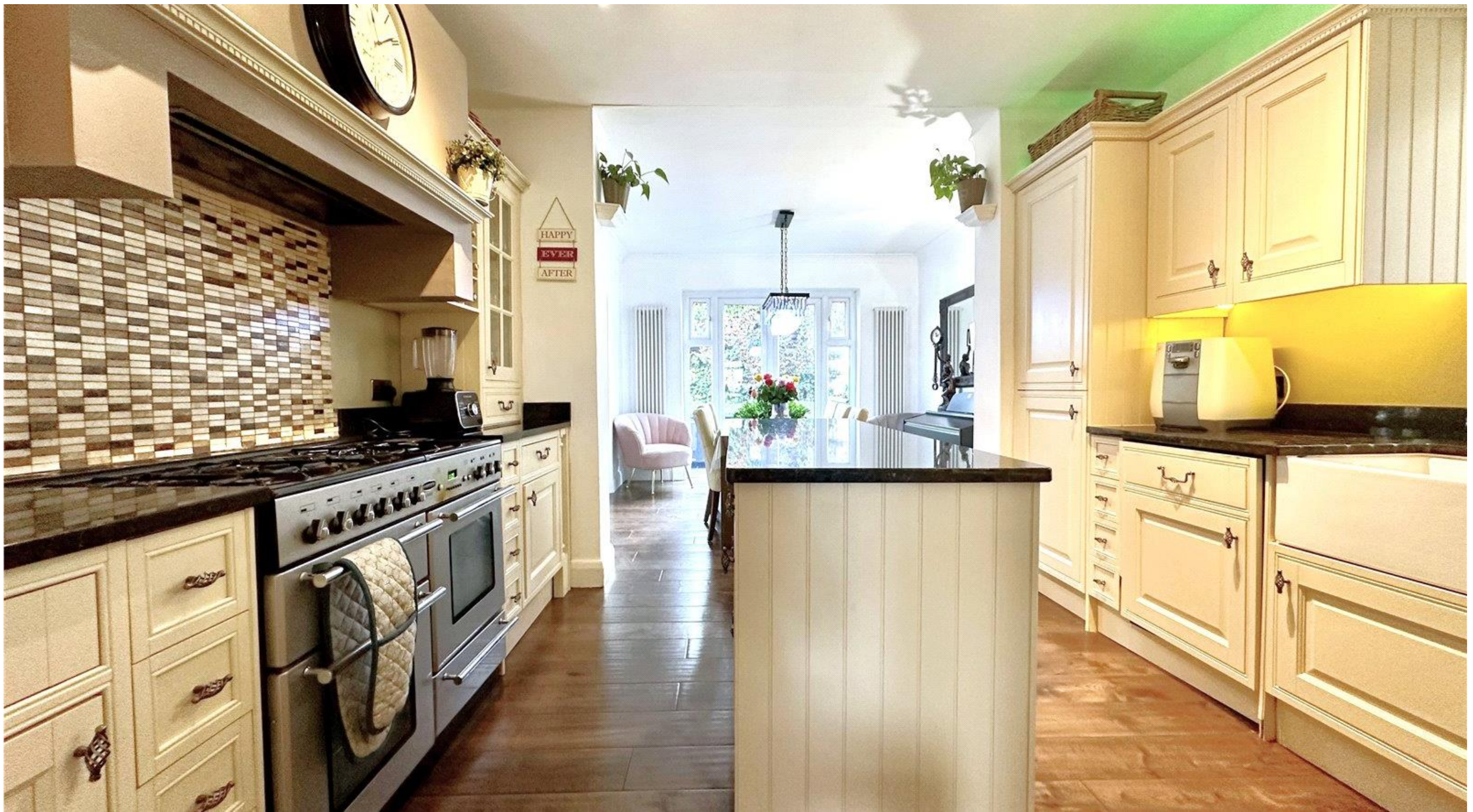




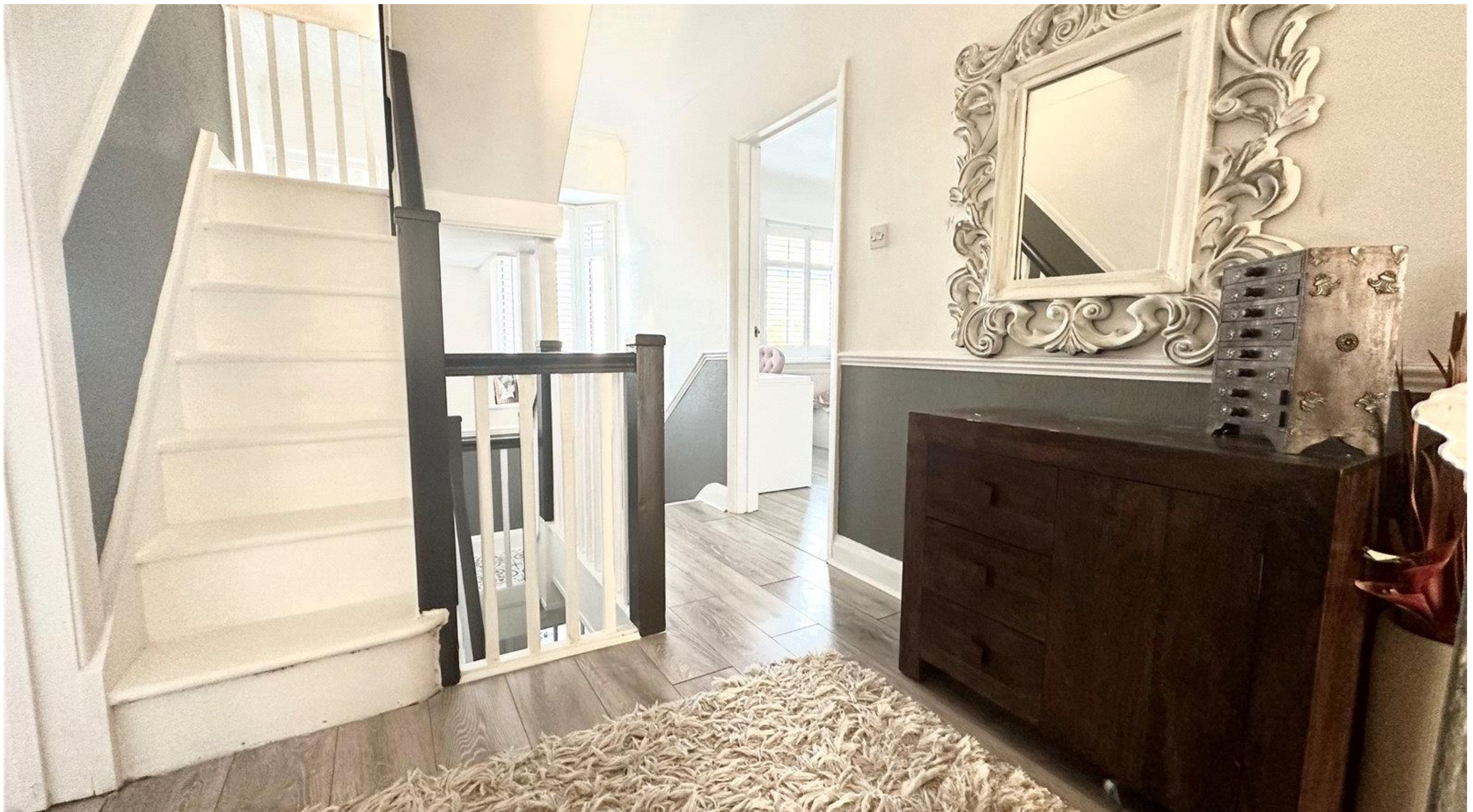






































# Station Road, New Barnet, Barnet, EN5

APPROX. GROSS INTERNAL FLOOR AREA 2456 SQ FT 228.2 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)



Freehold  
 Local authority: London Borough of Barnet  
 Council Tax Band: G

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76   C
55-68	D	63   D	
39-54	E		
21-38	F		
1-20	G		

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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