

## Greenacre Close, Barnet, EN5 4QB OIEO £1,250,000

An attractive 4 bedroom double fronted detached family home which is located in this quiet cul de sac in the very sought after area of Hadley Highstone.

This well presented property offers bright and spacious accomodation throughout and comprises a welcoming entrance hall, a wonderful double length reception room, a study/tv room, a kitchen/breakfast room with a separate utility room, and a guest w.c.

On the first floor there is a lovely principal bedroom with en suite shower room and fabulous views, 3 further generous bedrooms and a family bathroom.

Externally there is a well maintained rear garden with far reaching views and a large sun terrace, garage and driveway parking.

Location:- Situated on the edge of greenbelt countryside in this highly sought after conservation area close to Hadley Green yet within walking distance of Barnet High street and the Spires shopping centre with its many shops and restaurants. High Barnet tube station (Northern Line) is also easily accessible as well as the M25 motorway. The nearest over ground station would be either Hadley Wood or New Barnet. Renowned local schooling, private and state include Monken Hadley junior school, Queen Elizabeth Boys and Girls Schools, Dame Alice Owen Secondary school, St Marthas secondary school for girls and Haberdashers' Aske's Schools.





























## **Greenacre Close, Barnet, EN5**

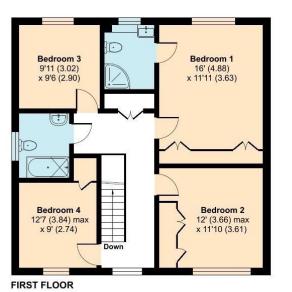
Approximate Area = 1733 sq ft / 161 sq m (exclude lean to)

Garage = 181 sq ft / 16.8 sq m

Total = 1914 sq ft / 177.8 sq m

For identification only - Not to scale

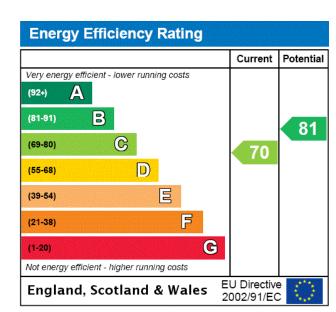






Local Authority: Barnet Council Tax band: G

Tenure: Freehold





Utility 14' (4.27) x 8'3 (2.51)

Garage

16'2 (4.93)

x 11'9 (3.58)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). @nichecom 2024. Produced for Statons. REF: 1082567

Study 12'7 (3.84) x 8'11 (2.72)

Front Garden

Approximate 51'2 (15.0)

x 17'1 (5.21)

Rear Garden Approximate 53'8 (16.36) x 50'3 (15.32)

Reception Room

28' (8.53)

x 11'10 (3.61)

Kitchen

15'9 (4.80)

x 9'10 (3.00)

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.



## STATONS BARNET

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