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**Greenacre Close  
Barnet**

# 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 accommodation 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.



























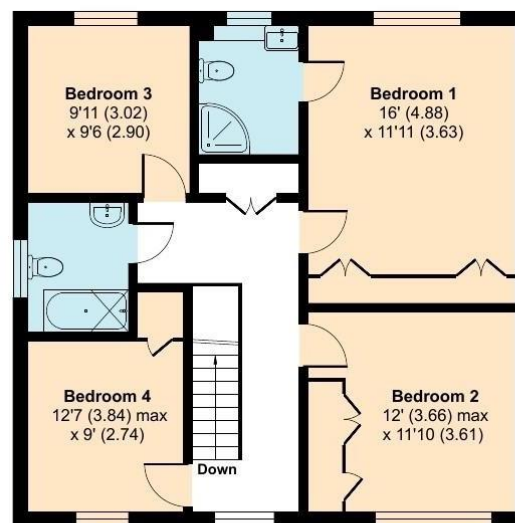
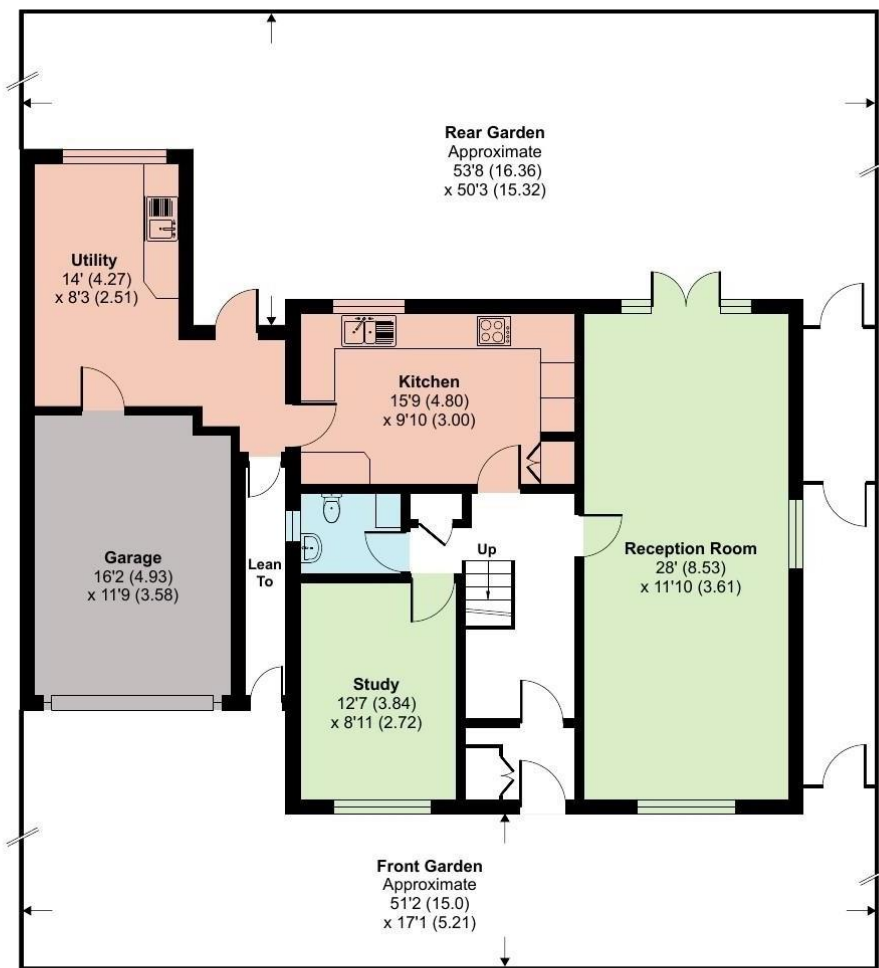





# Greenacre Close, Barnet, EN5

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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## STATONS BARNET

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