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The Fairway
New Barnet

The Fairway, New Barnet, EN5 1HH

OIEO £1,100,000

*** CHAIN FREE *** Situated on this sought after residential road and located close to Greenhill Gardens, we are delighted to offer for sale this 5 bedroom, semi detached family home.

The house requires some modernisation and offers bright and spacious accommodation throughout. Comprising a welcoming entrance hall with guest w.c, 2 large reception rooms, an open plan kitchen/dining room with a side door to a covered walkway leading to the garages. Occupying the first floor there are 3 good size bedrooms, a study and a family bathroom with an additional separate w.c. The top floor has 2 further double bedrooms.

Externally there is a wonderful rear garden with sun terrace with steps down to a large lawned area and fabulous views across Greenhill Gardens ornamental lake. There is also driveway parking to the front for several cars leading to the garages.

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

















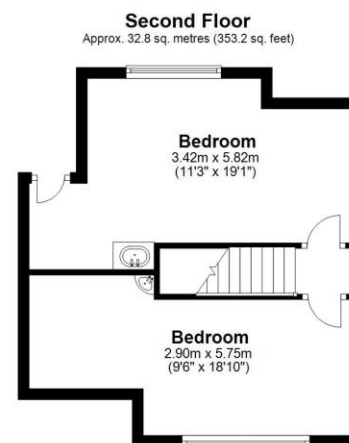
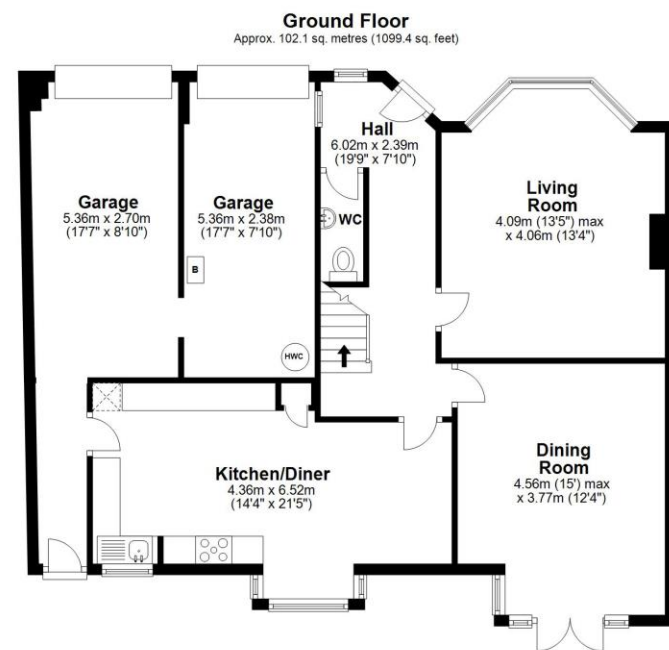









Local Authority: Barnet
Council Tax band: G
Tenure: Freehold



Total area: approx. 211.8 sq. metres (2279.8 sq. feet)

Whilst every attempt has been made to ensure the accuracy of this floor plan, no responsibility is taken for any error, omission or incorrect statement. When a garage outbuilding, garden and/or balcony are shown on the floor plan, their areas are included in the floor square area. The plan is for illustrative purposes and is to be used as such by any prospective purchaser or tenant. Floor Plan prepared by Adrian Bunting. Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	65	
(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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