

**STATONS**

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**Sunset View**  
**High Barnet**

# Sunset View, High Barnet, EN5 4LB

£2,250,000

Situated in Sunset View, one of High Barnet's premier locations we are delighted to offer for sale this substantial 4 bedroom detached, family home with a wonderful garden backing on to Old Fold Manor Golf Course.

This stunning home as been extensively remodelled and extended by the current vendor and provides bright and spacious, high specification accommodation throughout.

The property comprises a welcoming entrance hall, a guest w.c, a fabulous large open plan family/dining room with 2 sets of sliding doors onto the rear garden with a stunning contemporary kitchen area with central island and a separate utility room. a further reception room and a ground floor bedroom with en suite shower room. On the first floor there is a large principal bedroom with balcony and stairs to a private dressing room and contemporary en suite bathroom, 2 further double bedrooms with a shared shower room.

The property has a large frontage offering off street parking for several cars along with a double garage. It also benefits from a wonderful private, well maintained rear garden with large sun terrace, far reaching views across the golf course and side access gates.

Situated in this enviable location within walking distance to the 'The Spires' shopping centre, Waitrose, 2 golf clubs, Hadley Common, local schools and High Barnet Tube station (Northern Line). New Barnet over ground station is a short bus ride away. High Barnet has many renowned and highly regarded schools such as Foulds, Queen Elizabeth Girls and Queen Elizabeth Boys.































# VIEW OF GOLF COURSE







# Sunset View, Barnet, EN5

Approximate Area = 2790 sq ft / 259.1 sq m

Limited Use Area(s) = 19 sq ft / 1.7 sq m

Garage = 332 sq ft / 30.8 sq m

Total = 3141 sq ft / 291.7 sq m

For identification only - Not to scale

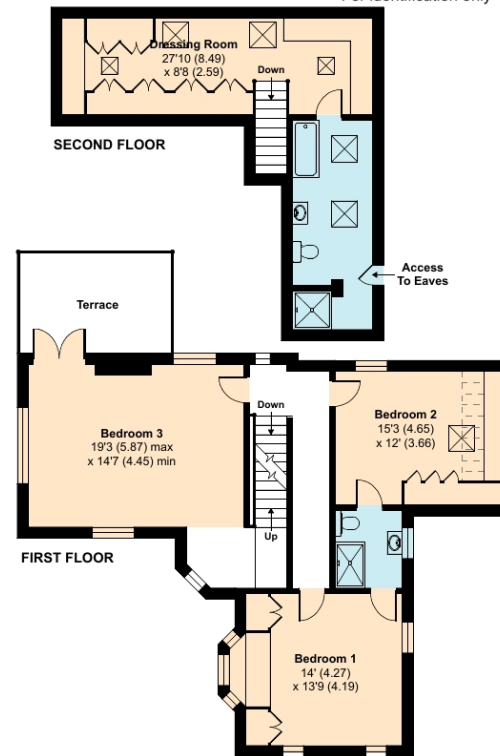
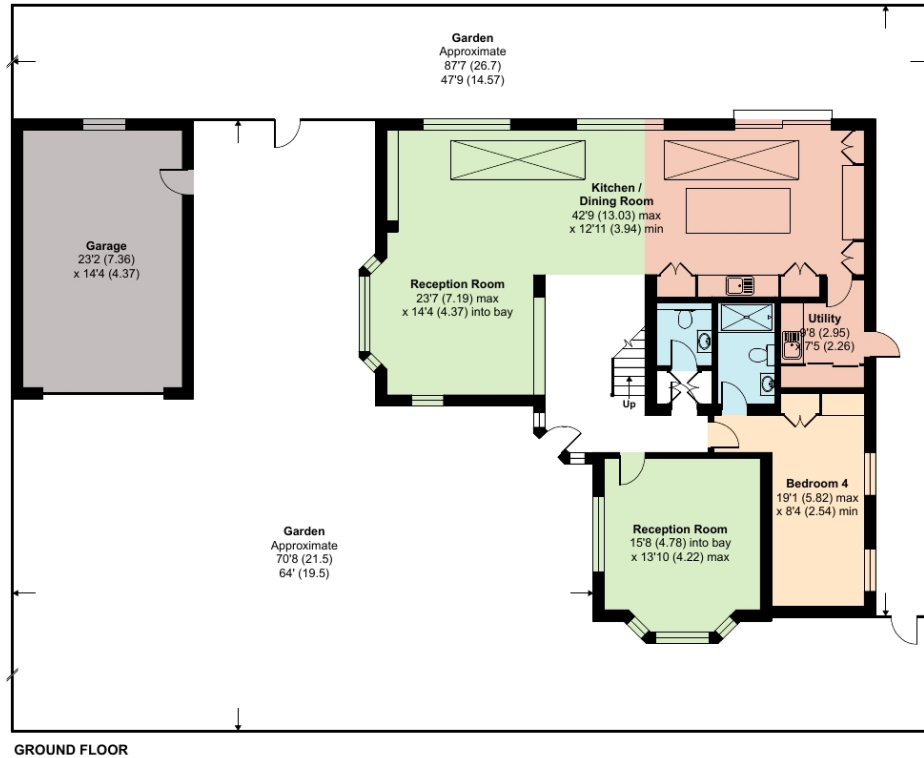
Local Authority: Barnet


Council Tax band: G


Tenure: Freehold



Denotes restricted head height



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</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	

 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nitchcom 2024. Produced for Statons. REF: 1110220

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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## STATONS BARNET

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