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Hérons Rise
New Barnet

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Hérons Rise, New Barnet, EN4 9RT

Situated in the sought-after Herons Rise, this detached bungalow offers well-arranged lateral accommodation in good overall condition, set within a popular residential location.

The property is accessed via a central hallway which provides access to the principal living areas and bedroom accommodation. To the rear is a spacious lounge which flows through to a separate dining room, creating an excellent space for everyday living and entertaining. The kitchen is positioned adjacent to the dining room and provides direct access to the garden.

In addition, there is a separate TV room offering flexible use as a third bedroom, secondary reception room or home office. The bungalow provides three bedrooms, including a principal bedroom with en-suite bathroom, along with a separate shower room accessed from the hallway. Storage is well provided for throughout the property.

The property also benefits from a large, high-ceiling loft space, offering excellent potential to create additional habitable accommodation, subject to obtaining the necessary consents.

Externally, the property benefits from off-street parking and a garage positioned to the side, which is in need of updating. The gardens extend around the property, offering a good degree of privacy and usable outdoor space.

Hérons Rise is a sought-after residential cul-de-sac well placed for a selection of highly regarded local schools, including Trent, St Mary's, Livingstone and East Barnet School. The area is well served by excellent transport links, with Cockfosters Underground Station nearby, along with New Barnet mainline station and High Barnet Underground Station, all offering convenient access into central London. A range of local shops, amenities and attractive green open spaces are also close at hand.





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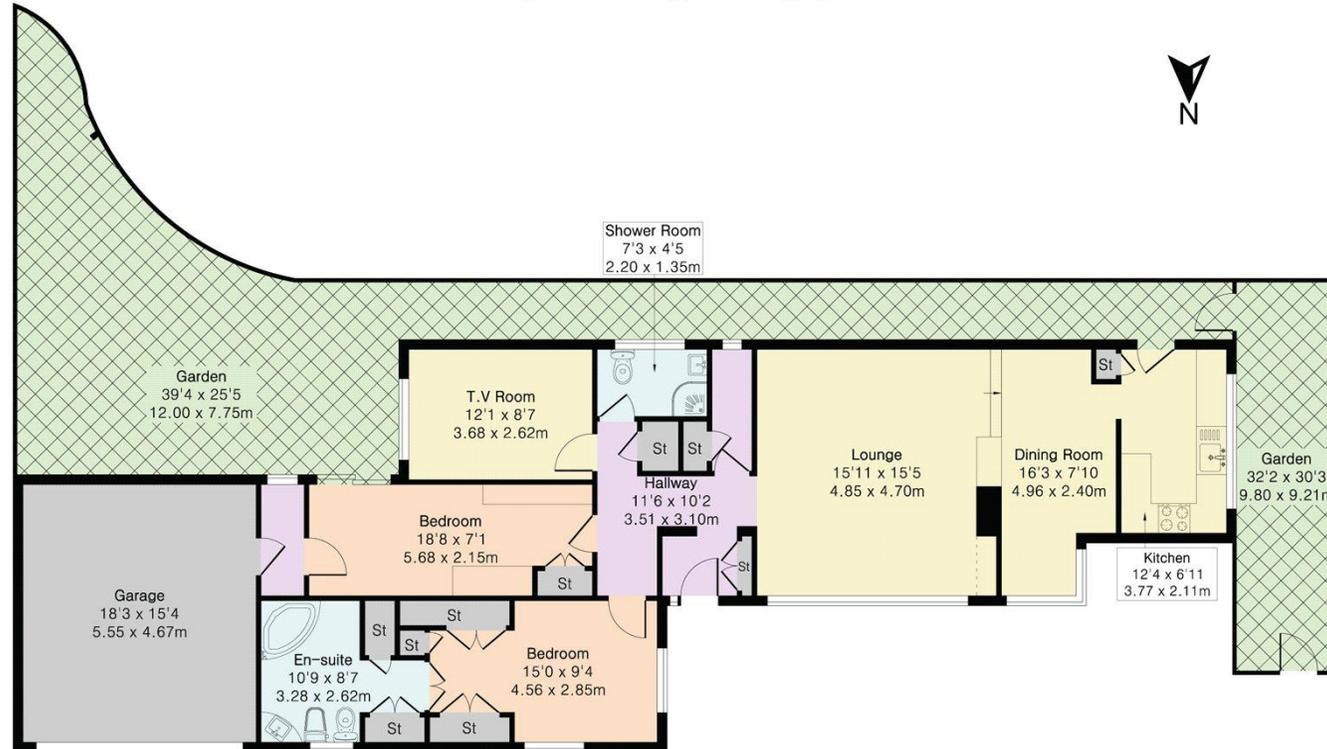


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**Approximate Gross Internal Area 1424 sq ft - 132 sq m
(Including Garage)**



Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

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