



Manor Road
Barnet



Manor Road, Barnet, EN5 2LE

NO ONWARD CHAIN. This spacious four bedroom semi detached home offers circa 1330 sq ft of accommodation arranged over two floors.

The ground floor comprises welcoming hallway, two reception rooms and a spacious kitchen/breakfast room. On the first floor there are four bedrooms and a family bathroom. The west facing rear garden measures circa 90' in length and has a paved eating area to the immediate rear with the remainder laid mainly to lawn. There is a double garage to the rear of the garden with electric door and also doors into the garden.

The property is within walking distance to the 'The Spires' with its large selection of shops, restaurants, boutiques and coffee shops. Approximately half a mile away is High Barnet tube station (Northern Line) for access into London. New Barnet over ground station is also close by. A regular bus service provides access to the stations and neighbouring areas. Barnet has many renowned highly regarded schools both private and state.





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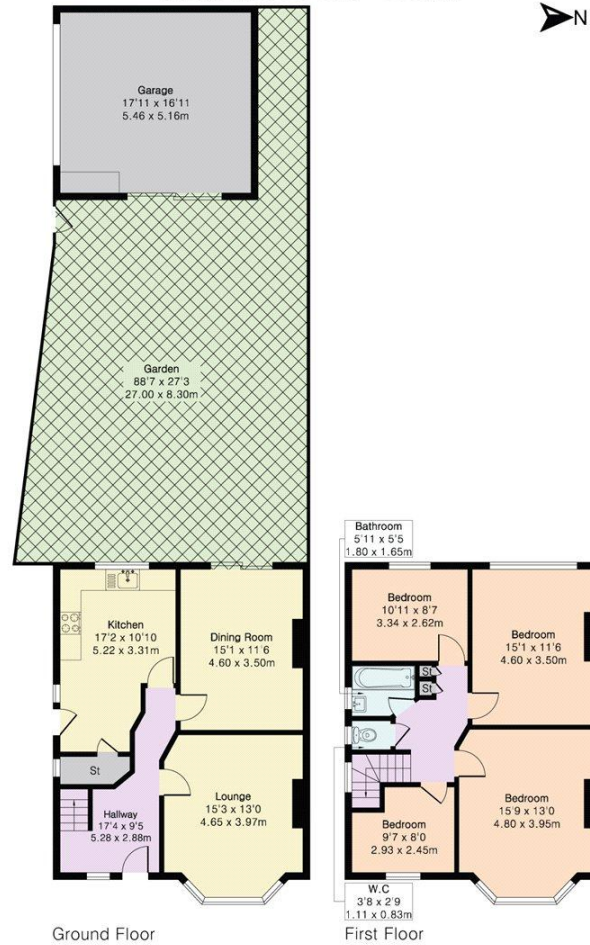
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**Approximate Gross Internal Area 1330 sq ft - 124 sq m
(Excluding Garage)**

Ground Floor Area 665 sq ft – 62 sq m

First Floor Area 665 sq ft – 62 sq m

Garage Area 303 sq ft – 28 sq m



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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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.



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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