

Sphinx Way
Underhill



Sphinx Way, Underhill, EN5 2FG

Modern five bedroom, three bathroom freehold house, built 2015 located just 0.5 Miles from High Barnet tube Station (Northern Line).

Externally, the property has a useful external storage cupboard and a private balcony that overlooks the off-street parking that comes with this house.

Upon entering the home there is a welcoming hallway accommodating the downstairs W/C and useful understairs storage cupboard.

The separate lounge provides a comfortable and versatile reception area, featuring a stylish fitted media unit and bi-folding doors leading directly to the rear garden, creating an excellent connection between the indoor and outdoor living spaces.

Continuing the downstairs is the impressive kitchen/diner, measuring over 18+ ft in length and finished with a contemporary Quartz worktop and modern integrated appliances. This family hub has ample space for both dining and entertaining. The current owners have further enhanced the ground floor living space with the addition of a conservatory/garden room. This is currently being utilised for additional utilities and study area; providing valuable flexible space for modern family living.

The first floor offers three well-proportioned double bedrooms. The first double bedroom benefits from its own private balcony and a stylish shower en-suite. The second double bedroom features a Juliet balcony and fitted wardrobes, while the third double bedroom also offers fitted wardrobes and has the addition of A/C. Finishing the first floor is the contemporary family bathroom, finished with tiling and a large feature mirror.

The second floor is home to the principal bedroom, which offers sleek fitted wardrobes and a stylish, fully tiled en-suite bathroom. The room has been further enhanced with modern gadgets such A/C and a projector screen whilst has been installed. Lastly there is a further fifth bedroom that benefits from a Velux window and eaves storage, this room is best utilised as a dressing room, study or nursery.

This property enjoys a neat and low-maintenance rear garden, complete with a shed providing additional storage. The house is situated on a quiet residential street within a private estate, making this an attractive setting for families and those looking for a peaceful yet well-connected home.

Location: The property is ideally located approximately 0.5 miles from High Barnet tube station (Northern line). The Spires Shopping Centre, Everyman Cinema, Dollis Brook open green space and an excellent selection of shops, cafés, restaurants and local amenities are all within easy reach.

The area is also well served by a number of schools, including Queen Elizabeth's Boys' School, Queen Elizabeth's Girls' School, St Catherine's School, Ark Pioneer Academy & Totteridge Academy.





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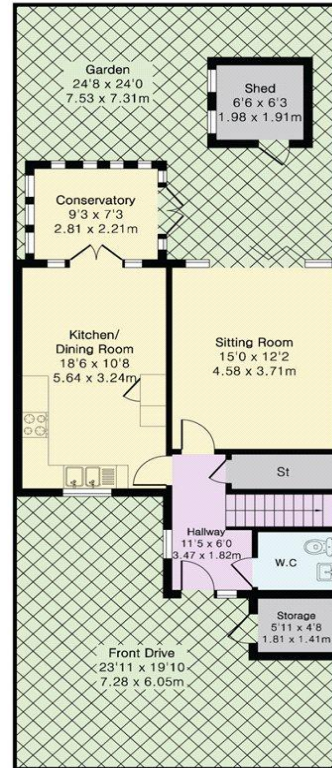
**Approximate Gross Internal Area 1615 sq ft - 150 sq m
(Excluding Outbuilding)**

Ground Floor Area 610 sq ft – 57 sq m

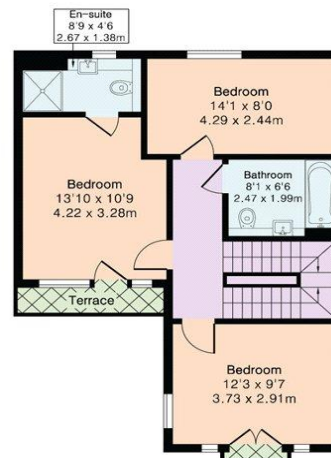
First Floor Area 599 sq ft – 56 sq m

Second Floor Area 406 sq ft – 37 sq m

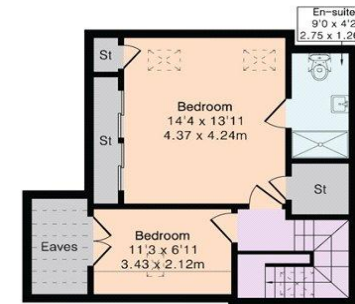
Outbuilding Area 66 sq ft – 6 sq m



Ground Floor



First Floor



Second Floor

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



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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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