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**Manor Road  
Barnet**

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# Manor Road, Barnet, EN5 2LA

**NO ONWARD CHAIN.** This wonderful three bedroom house boasts 1524 sq ft of versatile living accommodation arranged over two floors.

The ground floor consists large porch with door into the hallway, two spacious reception rooms, lovely modern kitchen and guest wc. The first floor comprises three bedrooms with a dressing area and en-suite to the principal bedroom and a family bathroom.

The rear garden has a paved seating area ideal for al fresco dining and outdoor entertaining with steps up to the remainder laid mainly to lawn. The frontage provides off street parking.

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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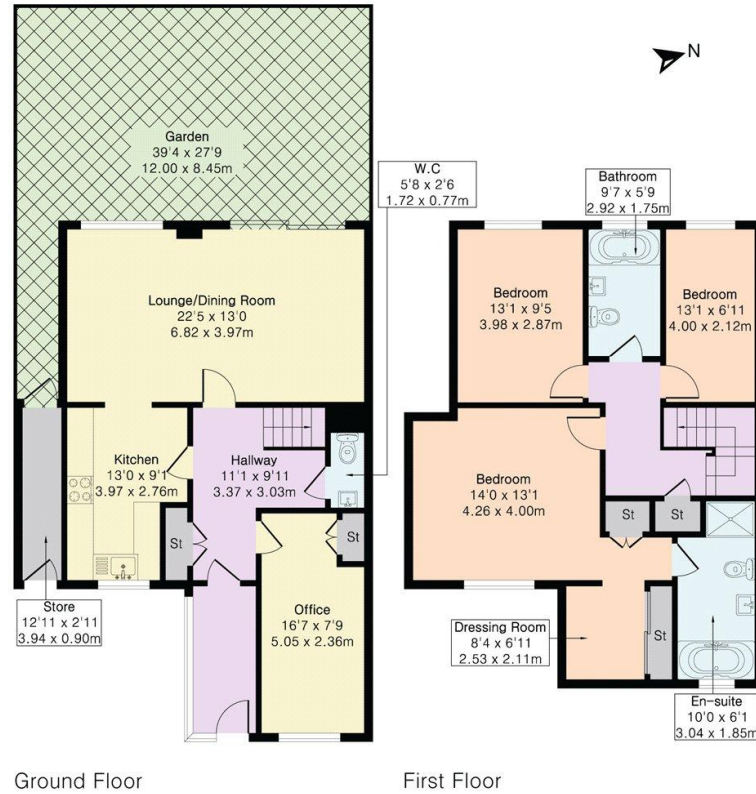


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**Approximate Gross Internal Area 1524 sq ft - 142 sq m**

Ground Floor Area 785 sq ft – 73 sq m

First Floor Area 739 sq ft – 69 sq m



Local Authority: Barnet  
Council Tax band: F  
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		
69-80	C	76 C	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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