

Fairgreen East, Barnet, EN4 0QR



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Fairgreen East

Rarely Available | Private Driveway | Expansive Wrap-Around Garden | Huge Potential to Extend (STPP) | Approx 0.29 Acre plot.

Discover a rare opportunity to own one of only two exclusive detached bungalows on the highly sought-after Fairgreen East, EN4. Tucked away in a secluded position, this exceptional freehold property offers an ideal blend of privacy, space, and convenience, making it perfect for families or those seeking a peaceful retreat with scope for future development.

Property Overview: This unique bungalow immediately impresses with its welcoming entrance hallway, offering a bright and spacious introduction to the home. Thoughtfully designed for comfort and functionality, the property boasts three generously sized bedrooms, including a principal bedroom with a private en-suite shower room.

The heart of the home is the expansive living space, featuring two large reception rooms with direct access to the beautifully landscaped wrap-around garden. These versatile rooms provide a perfect setting for both everyday family life and entertaining, with abundant natural light enhancing the sense of space.

The modern 'Neil Lerner' kitchen is well-appointed with integrated 'Siemens' appliances and ample Silestone worktops, making it ideal for both casual meals and more formal gatherings. Adjacent to the kitchen, a utility room adds further practicality, leading into a separate storage area with garden access.

Key Features

- **Three Spacious Bedrooms:** Generously sized, offering comfort and flexibility with the primary suite benefiting from an ensuite shower room.
- **Two Bathrooms:** Family bathroom and en-suite to the principal bedroom for added convenience.
- **Modern Kitchen:** Fitted with integrated appliances and ample workspace.
- **Two Reception Rooms:** Overlooking and opening onto the garden, perfect for indoor-outdoor living.
- **Utility Room & Storage:** Practical spaces for everyday convenience.
- **Private Driveway:** Secluded access with off-street parking for multiple vehicles.
- **Wrap-Around Garden:** Expansive, landscaped garden wrapping around the property.
- **Extension Potential:** Significant potential to extend (subject to planning permission).
- **Outdoor Space & Privacy:** The standout feature of this property is the stunning wrap-around garden, providing a private sanctuary for outdoor relaxation, family gatherings, and summer entertaining. The carefully maintained lawns and mature planting create a sense of tranquillity, while the garden's size offers exciting possibilities for further landscaping or structural extensions, subject to planning approval.
- **The private driveway,** set back from the road, enhances the sense of seclusion, while providing ample off-street parking for multiple vehicles.
- **Prime Location:** Situated on Fairgreen East, this bungalow benefits from a prestigious and peaceful setting while remaining well-connected to essential amenities and transport links.
- **Transport:** Just 0.4 miles from Cockfosters Station (Piccadilly Line), offering direct connections to Central London.
- **Local Amenities:** Within proximity to Cockfosters' array of shops, cafes, and restaurants, as well as top-rated schools and health services.
- **Green Spaces:** Only a 5-minute walk to Trent Park, a sprawling 320-hectare green space perfect for walking, cycling, and leisure activities.
- **Accessibility:** Convenient access to the M25 ensures excellent connectivity to surrounding areas and beyond.

Why This Home?

This exceptional bungalow offers a unique combination of privacy, space, and future potential. Whether you are searching for a move-in-ready home with elegant living areas or a property with scope for development and personalisation, this residence delivers on all fronts.

Key Selling Points

- Rare detached bungalow with significant development potential.
- Prestigious Fairgreen East location, rarely available on the market.
- Spacious interiors and beautifully landscaped wrap-around garden.
- Excellent transport links and access to green spaces.

Arrange a Viewing Today

This is a rare opportunity to secure a unique and highly desirable home in Fairgreen East. To fully appreciate the charm, privacy, and potential this bungalow offers, schedule your private viewing today.























Approximate Gross Internal Area 1605 sq ft – 149 sq m



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 as defined by RICS code of measuring practise. No guarantee is given on 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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Council Tax - G
Local Authority - Enfield

STATONS
HADLEY WOOD

10 CRESCENT WEST
HADLEY WOOD
HERTS
EN4 0EJ

0208 440 9797
hadley@statons.com

