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**Darlands Drive**  
**Barnet**



# 79 Darlands Drive, Barnet, EN5 2DE

## £1,060,000

Set at the end of this popular cul de sac, we are delighted to offer for sale this beautifully presented detached family home with far reaching views. Arranged over 3 floors, the property offers bright, spacious, versatile accommodation throughout along with a stylish and high specification interior. Comprising on the upper ground floor a welcoming entrance hall with 2 storage cupboards, a

stunning large open plan reception room with dining area and open entrance to the conservatory and a modern fitted kitchen with granite work surfaces. On the lower ground floor there is a further reception room/bedroom 4, a utility room/shower room and access to the integral garage. There is a fabulous principal bedroom suite with dressing area and luxurious en suite bathroom, 2 further double bedrooms and a fully tiled contemporary shower room located on the first floor. Externally there is a wonderful private well maintained rear garden with large sun terraces and off street parking for several cars.























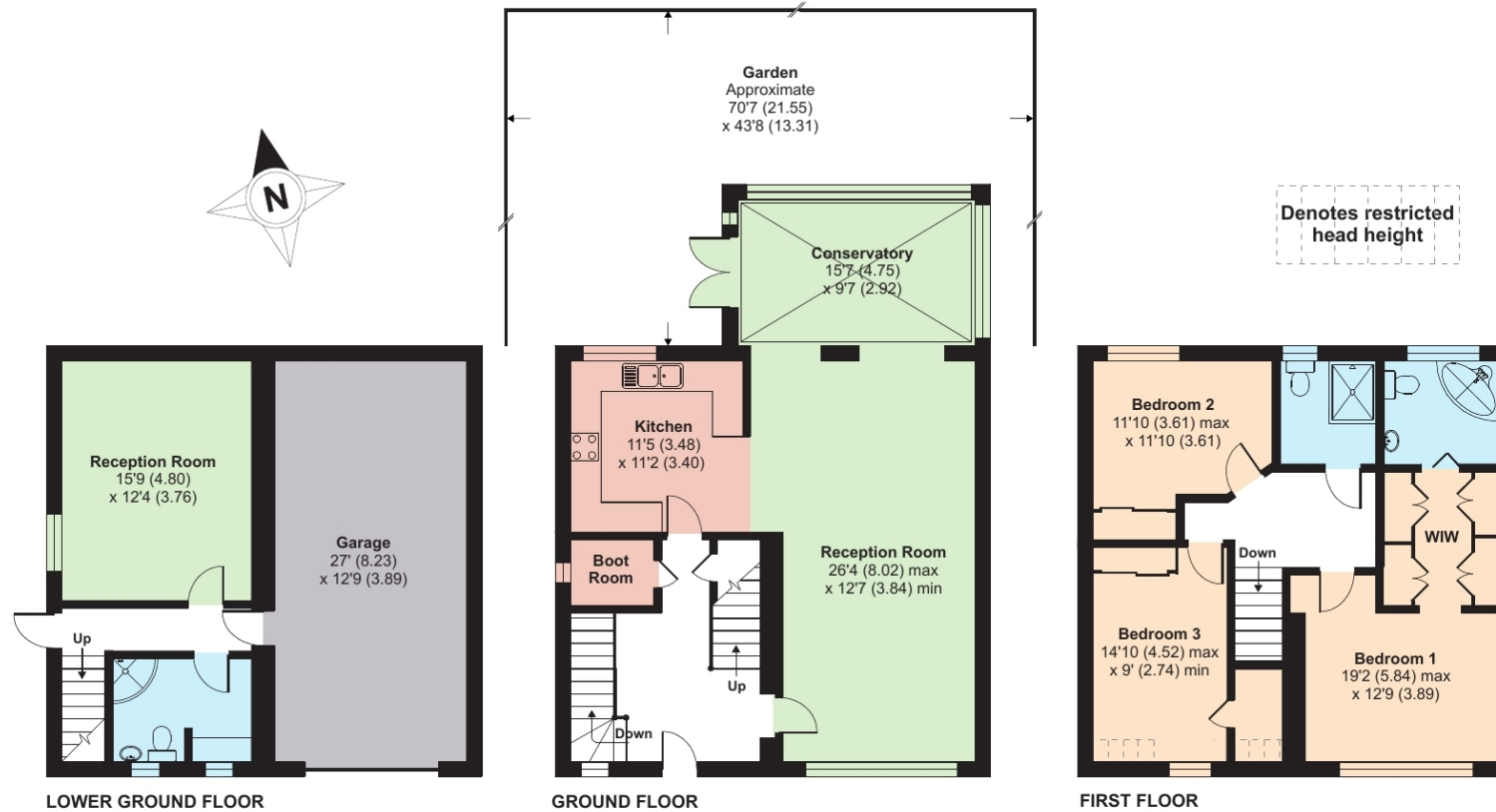




# Darlands Drive, Barnet, EN5

APPROX. GROSS INTERNAL FLOOR AREA 1898 SQ FT 176.3 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)  
 GARAGE APPROX. GROSS INTERNAL FLOOR AREA 335 SQ FT 31.1 SQ METRES

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



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>				(52-100) <b>A</b>			
(81-91) <b>B</b>				(61-91) <b>B</b>			
(69-80) <b>C</b>				(63-86) <b>C</b>			
(55-68) <b>D</b>				(55-68) <b>D</b>			
(39-54) <b>E</b>				(39-54) <b>E</b>			
(21-38) <b>F</b>				(21-38) <b>F</b>			
(1-20) <b>G</b>				(1-20) <b>G</b>			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	72	79	England & Wales	EU Directive 2002/91/EC	66
							73

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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