

Jennings Way

Barnet

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12 Jennings Way, Barnet, EN5 4EQ

£1,500,000

A beautifully presented detached family home situated in this highly sought after location. The property has been thoughtfully extended and remodelled by the present vendors and offers bright and spacious, versatile accommodation throughout. Comprising a feature galleried, double height entrance hall, guest w.c, 3 generous reception rooms, an office/bedroom 6, a ground floor bedroom, a gym with large walk in store cupboard, a modern well equipped kitchen with breakfast bar and built in appliances and a separate utility room. On the first floor there is a lovely principal bedroom suite complete with a contemporary en suite shower room, 3 further generous bedrooms, a luxurious family bathroom and ample eaves storage.

Externally there is a well maintained rear garden with a selection of mature shrubs, a large paved sun terrace and side access. At the front of the property there is a detached double garage and driveway parking for numerous vehicles.

Jennings Way enjoys a semi-rural location on the fringes of Barnet which provides a good range of shopping facilities including the Spires shopping centre. The area has renowned schooling both state and private including Haberdashers' Aske's, Belmont/Mill Hill School, QE Boys and QE Girls. High Barnet tube station (Northern Line) is within easy reach and New Barnet mainline station is the nearest over ground. The M25, A1 and M1 are also accessible. Central London is approximately 10 miles away and Brent Cross shopping centre approximately 5 miles away.

















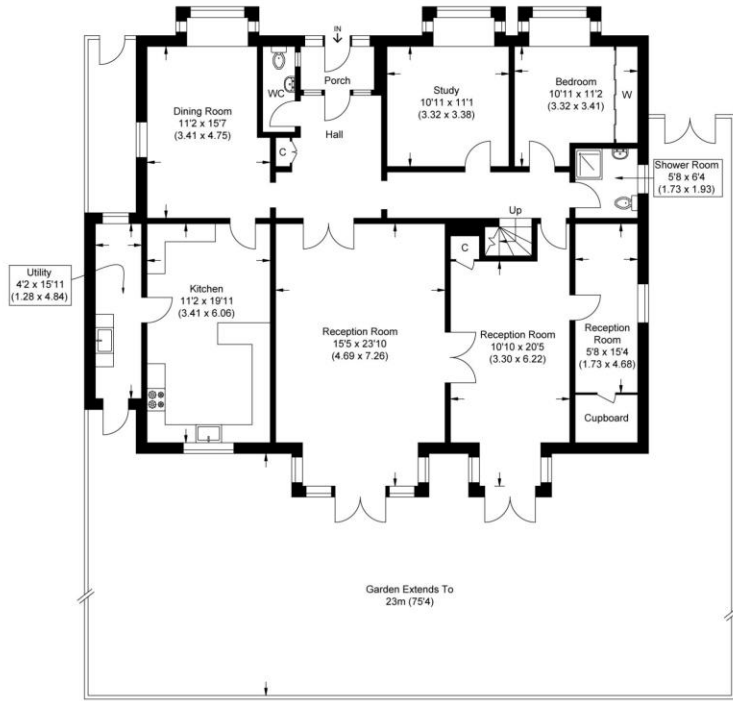
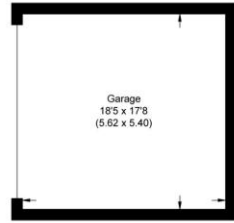




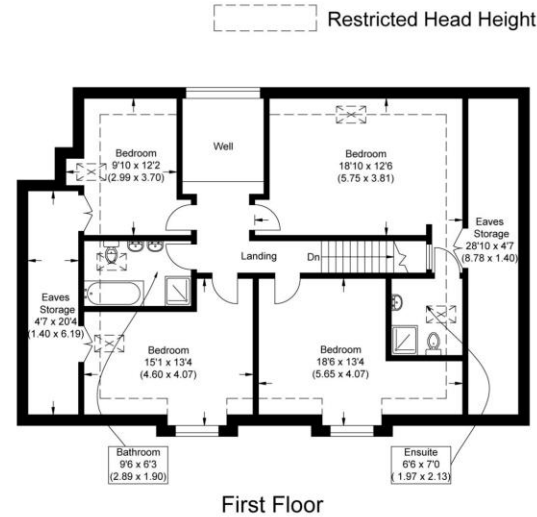








Ground Floor



First Floor

Total Area: 285.5 m² ... 3073 ft² (Excludes Garage)

GIA measurements are approximate, Not to scale, Illustrative purposes only, Not for valuation

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	74	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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