

STATONS

www.statons.com



**Granville Road
Barnet**

17 Granville Road, Barnet, EN5 4DU

£1,800,000



Situated on this sought after road a substantial and impressive 5 double bedroom detached family home. The property offers bright and spacious, well planned accommodation throughout and comprises a welcoming entrance hall, cinema room (formally the garage), front reception room with feature fireplace, stunning open plan living and dining room with 2 sets of doors to the rear garden and an open entrance to the kitchen with central island, study/further reception room with garden access, utility room and a guest w.c. On the first floor there is a beautiful principal bedroom suite overlooking the rear garden with dressing area and a luxurious en suite shower room, a generous second bedroom with an en suite shower room, 3 further double bedrooms and a contemporary family bathroom. Externally there is a fabulous private, landscaped rear garden with large sun terrace, garden shed, a summerhouse/office and side entrance gates.

Location; Within easy reach of Queen Elizabeth's Boys School, Barnet General Hospital and conveniently for High Barnet Tube and the many shops and restaurants that are situated on the High Street.













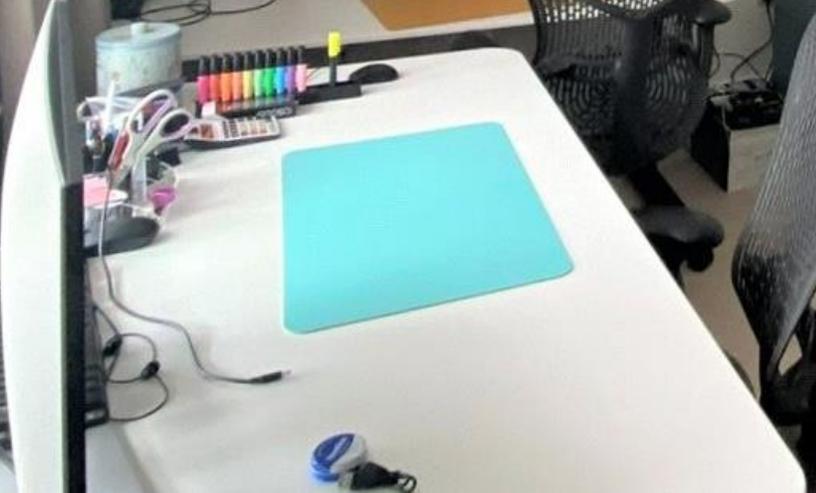


















Granville Road, Barnet, EN5

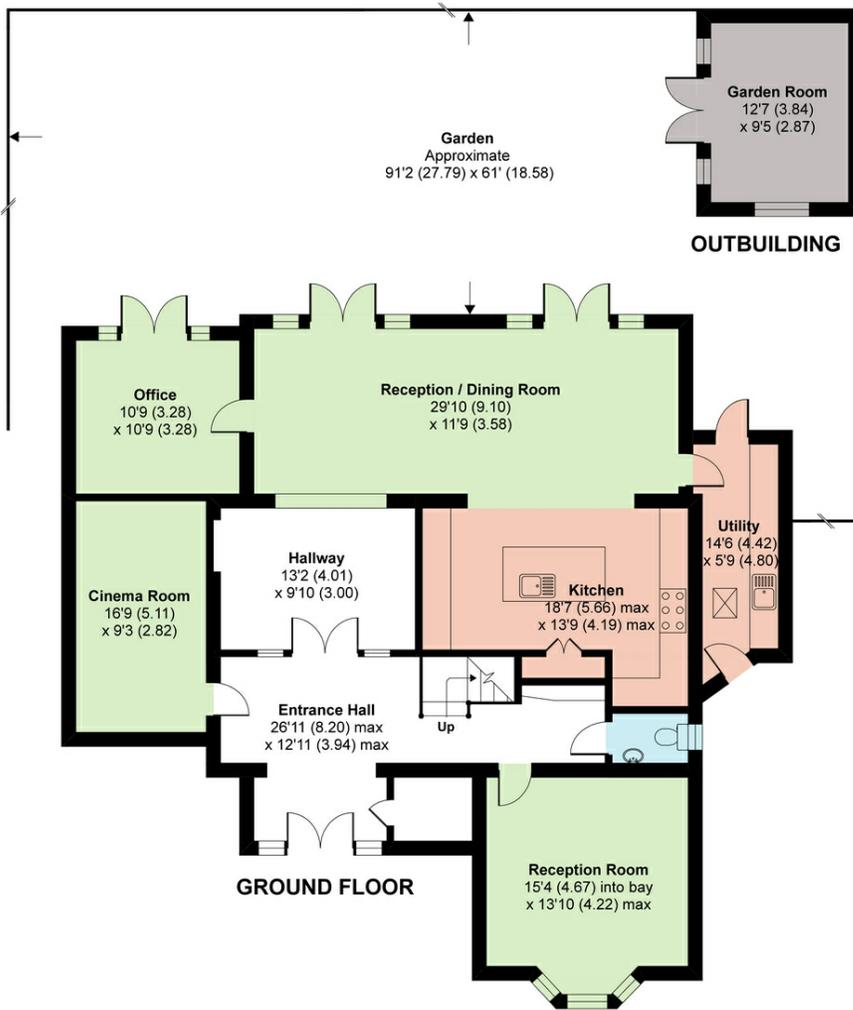
Approximate Area = 3055 sq ft / 283.8 sq m
 Outbuilding = 122 sq ft / 11.3 sq m
 Total = 3177 sq ft / 295 sq m

For identification only - Not to scale

Local Authority: Barnet

Council Tax band: H

Tenure: Freehold



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	82
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	69
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Statons. REF: 634434

The Property Ombudsman
 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.

STATONS

www.statons.com



STATONS BARNET

1 HADLEY PARADE
HIGH STREET
BARNET
HERTS
EN5 5SX
020 8449 3383
barnet@statons.com