

Fairgreen East, Barnet, EN4 0QR







Fairgreen East

A stunning four double bedroom detached family home, newly modernized, is situated in a quiet residential cul-de-sac, conveniently close to Cockfosters High Street and underground tube station.

Upon entering the property, you are welcomed into a bright and spacious entrance hall, leading to a beautiful dual-aspect open-plan kitchen and family room. The luxury, modern fitted kitchen boasts a large island with seating and an integrated dishwasher, while the rest of the space offers a cozy living area complete with an original fireplace.

In addition to this, there are three further reception rooms on this floor, along with a beautifully designed separate utility room, providing exceptional space and functionality for family living.

To the first floor, there are four double bedrooms and an elegantly appointed four-piece bathroom suite. All the bedrooms feature built-in wardrobes and ample storage facilities. The principal suite further benefits from an elegant ensuite shower room with bespoke fittings by Strachan. The wardrobes and dressing table unit in the principal suite are also custom-designed by Strachan, adding a touch of luxury and sophistication.

The rear of the property boasts two separate garden spaces, with the side garden measuring approximately 73 feet in depth and 53 feet in width. Both gardens are mainly laid to lawn, with planted borders, offering an abundance of space for outdoor entertaining.

The front of the property features a large lawn area with planted borders and provides ample off-street parking, complete with an EV charging point.

Situated within easy reach of Cockfosters with shops, restaurants and Piccadilly Line underground station. Trent Country Park is close at hand and the M25 is a short drive away.























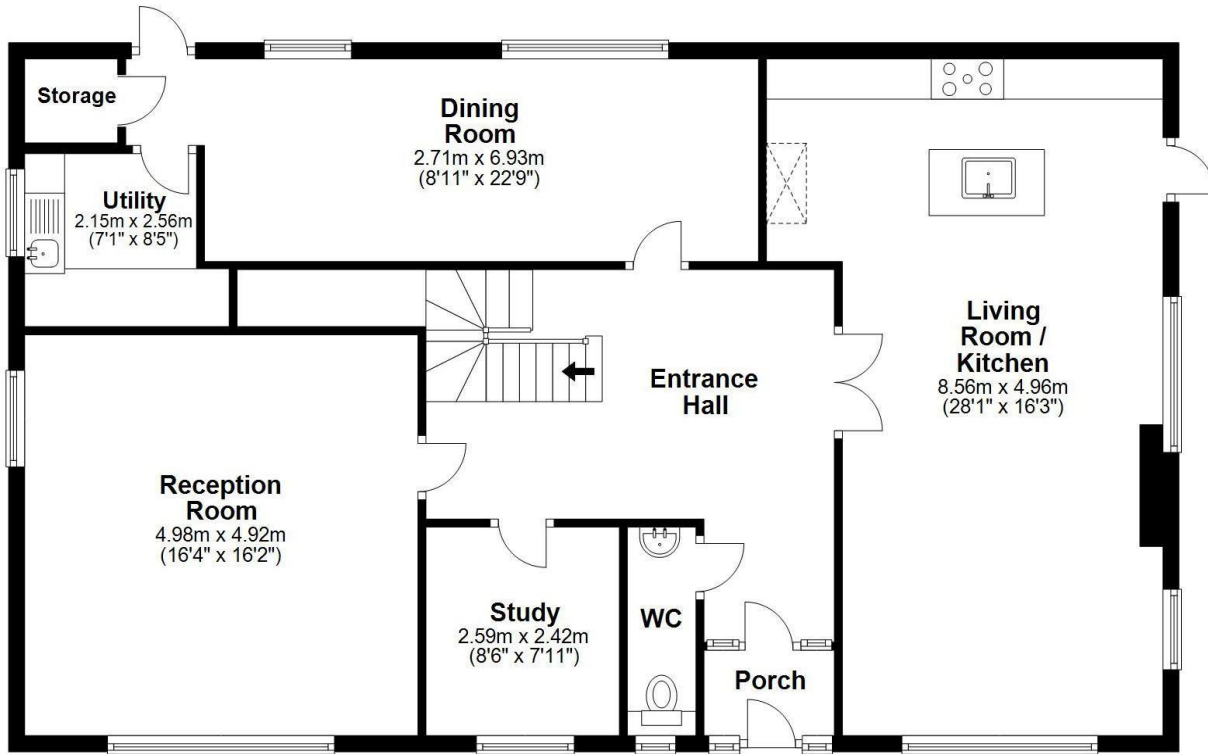






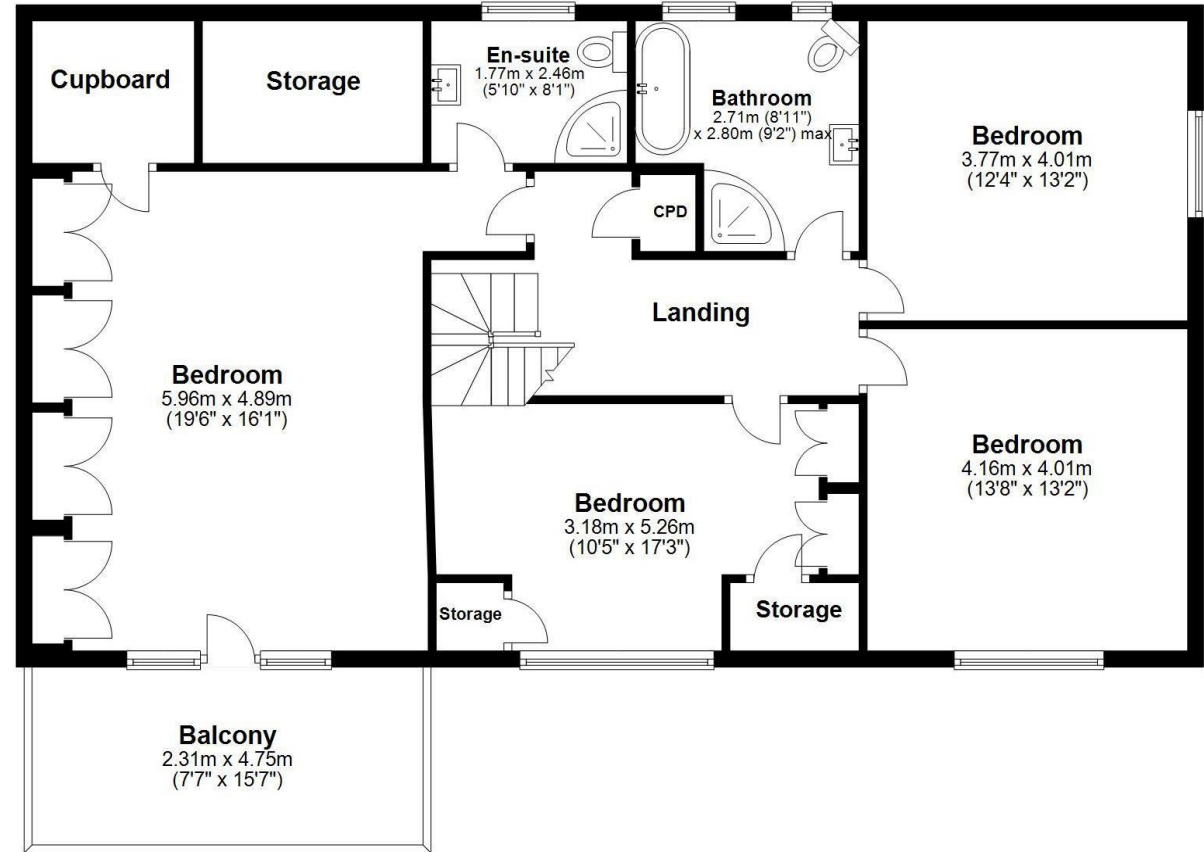
Ground Floor

Approx. 120.9 sq. metres (1301.5 sq. feet)



First Floor

Approx. 114.0 sq. metres (1226.6 sq. feet)



Total area: approx. 234.9 sq. metres (2528.1 sq. feet)

Whilst every attempt has been made to ensure the accuracy of this floor plan, no responsibility is taken for any error, omission or incorrect statement. When a garage outbuilding, garden and/or balcony are shown on the floor plan, their areas are included in the floor square area. The plan is for illustrative purposes and is to be used as such by any prospective purchaser or tenant.

Plan produced using PlanUp.

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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<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		74
(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

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