

Fairgreen East, Barnet, EN4 0QR





Fairgreen East

A rarely available opportunity to purchase this attractive 4/5 bedroom detached house located on Fairgreen East, being a very sought-after tree lined road 2 minutes to Trent Park and Hadley Wood.

This delightful property offers generous accommodation with the ground floor providing a large sized reception room with separate conservatory, overlooking the mature rear garden.

Bay window to the front of house with a marble feature fireplace. Also benefits from a separate dining area, fully fitted eat in kitchen and a guest cloakroom.

The kitchen, dining room as well as the reception area all afford direct access to the delightful rear garden.

The first floor provides four double bedrooms, ensuite bathroom to the master bedroom and further family bathroom with a separate WC.

In addition, the property benefits from a large loft area and large garage.

Further benefits include a recent refurbishment of the kitchen, bathrooms and flooring.

The property also benefits from a paved patio area, which is ideal for garden entertaining.

The property also has scope and potential for the incoming purchaser to add their personal touch for the opportunity to create an even more impressive family home.

Transport is provided by Cockfoster Station, which is located approximately 0.4 miles away, together with local buses.



























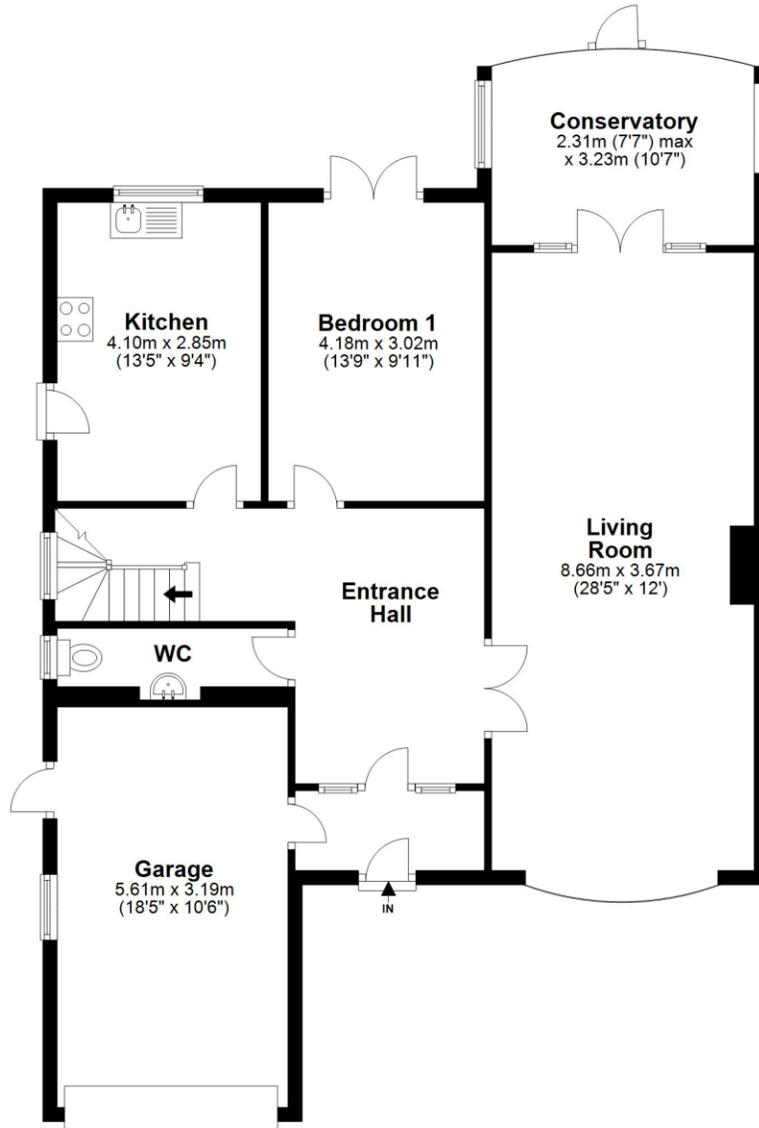
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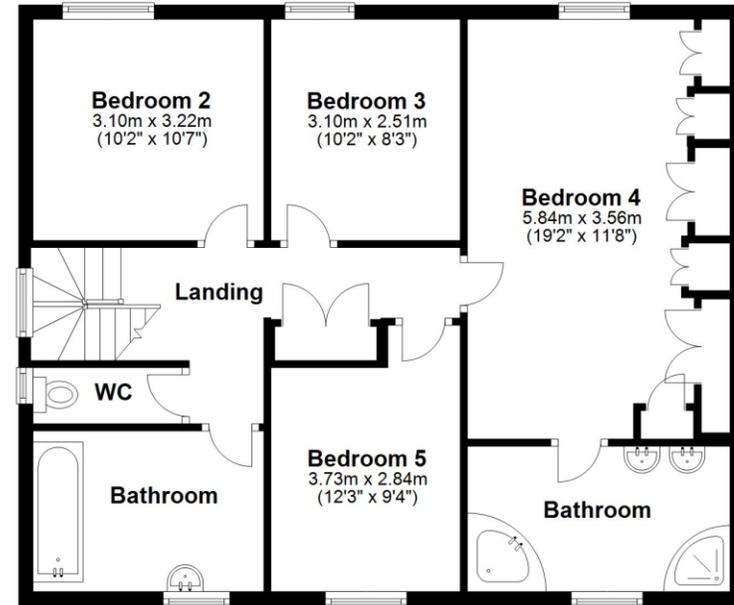
Ground Floor

Approx. 108.5 sq. metres (1167.6 sq. feet)



First Floor

Approx. 78.9 sq. metres (849.7 sq. feet)



Total area: approx. 187.4 sq. metres (2017.4 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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D	57	
(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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