

Narev Drive, St. Wilfrids Road, Barnet, EN4

Offers in Excess of £800,000 Freehold

3 Bedrooms | 3 Bathrooms | 2 Reception

IVY GATE™



Summary:

Ivy Gate are pleased to bring to the market this hugely spacious fantastic new build family home situated in East Barnet. This property is set over four floors and benefits from a secure gated private road. The ground floor comprises of a well presented hallway with a good size study immediately to the right with the downstairs cloakroom also off the hallway. Leading on from the hallway is a large spacious living area with french doors and large UPVC windows allowing ample daylight into the room. From the living area you can access downstairs to again a large bright open plan granite work top kitchen with dining area. A separate utility room is situated on this floor as well as another living area with french doors to both the decked area and grass area of the garden. On the first floor you have two double bedrooms with the family bathroom situated just off of them. Stairs then lead up to the second floor where a large sized master bedroom with en-suite and walk in shower are situated. This stunning home also comes with two secure off street parking spaces and solar panels for energy saving throughout. Lyonsdown school, St Mary's CofE Primary School and Cromer primary school are all within 1 mile of the property. New Barnet train station is 0.4 miles away and Cockfosters underground is only situated 0.8 miles away. All main travel links are close by and a large supermarket is 0.4 miles away.

****£500 cash back towards solicitor fees****

Close to mainline and underground

Viewings 7 days a week between 6am and 10pm

New build

Two parking spaces

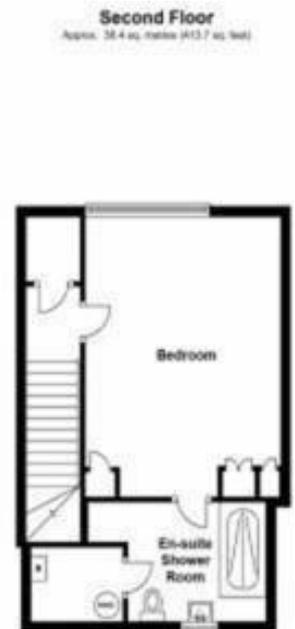
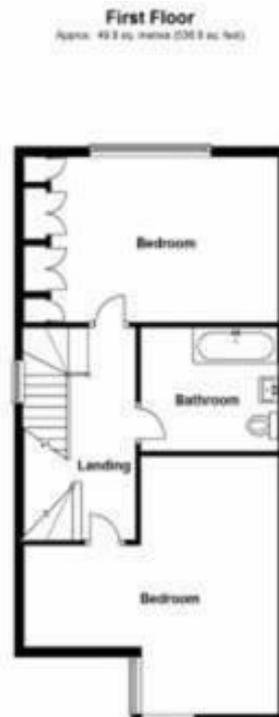
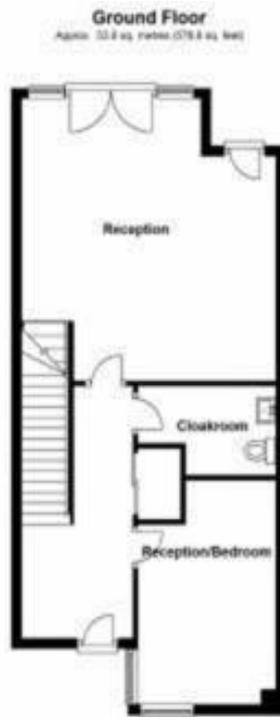
4 floors

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Total area: approx. 200.5 sq. metres (2156.0 sq. feet)

Tenure: Freehold

Council Tax:

Local Authority: London Borough of Barnet

EPC Rating:

MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in the offer process.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are intended as a guide and act as information to prospective buyers. They are not an offer or contract, or part of one. All details, areas, measurements floorplans and distances referred to are given as a guide only and should not be relied upon, they are approximate and illustrative only and **not to scale**. Lease details, service charges and ground rent (where applicable) are given as a guide only and the agent has not had sight of the original documentation, they should be checked by your solicitor prior to exchange of contracts.