

Scholars Close, Barnet, EN5

£1,250,000 Freehold

4 Bedrooms | 3 Bathrooms | 3 Reception

IVY GATE™



Summary:

Ivy Gate are delighted to offer for sale this immaculate detached 4 bedroom family home in a quiet cul-de-sac location yet only 0.5 mile from High Barnet Tube Station. The property offers bright and spacious living throughout and is in the catchment of Queen Elizabeth' Girls' school and within walking distance of QE Boys' Grammar school. As you enter you are greeted by a large welcoming and grand entrance hall. The ground floor offers a guest w.c, a triple aspect reception room with further seating area, a dining room, another living/family room and a fabulous kitchen/breakfast room with a separate utility room. The first floor consists of a generous landing area with plenty of storage, a delightful master bedroom suite with dressing area and an en-suite bathroom, another bedroom with an en-suite shower room, 2 further bedrooms and a family bathroom. Externally there is a private well-maintained East facing rear garden with sun terrace, an attractive front garden, a double garage and driveway parking. This delightful property is situated in a quiet cul de sac in High Barnet, perfectly placed for any local shops, restaurants, walking distance to Spires shopping Station and High Barnet Tube Station. It offers great access to M25 and A1.

Scholars Close, Barnet, EN5

£1,250,000 Freehold

4 Bedrooms | 3 Bathrooms | 3 Reception



0.5 mile of High Barnet Station

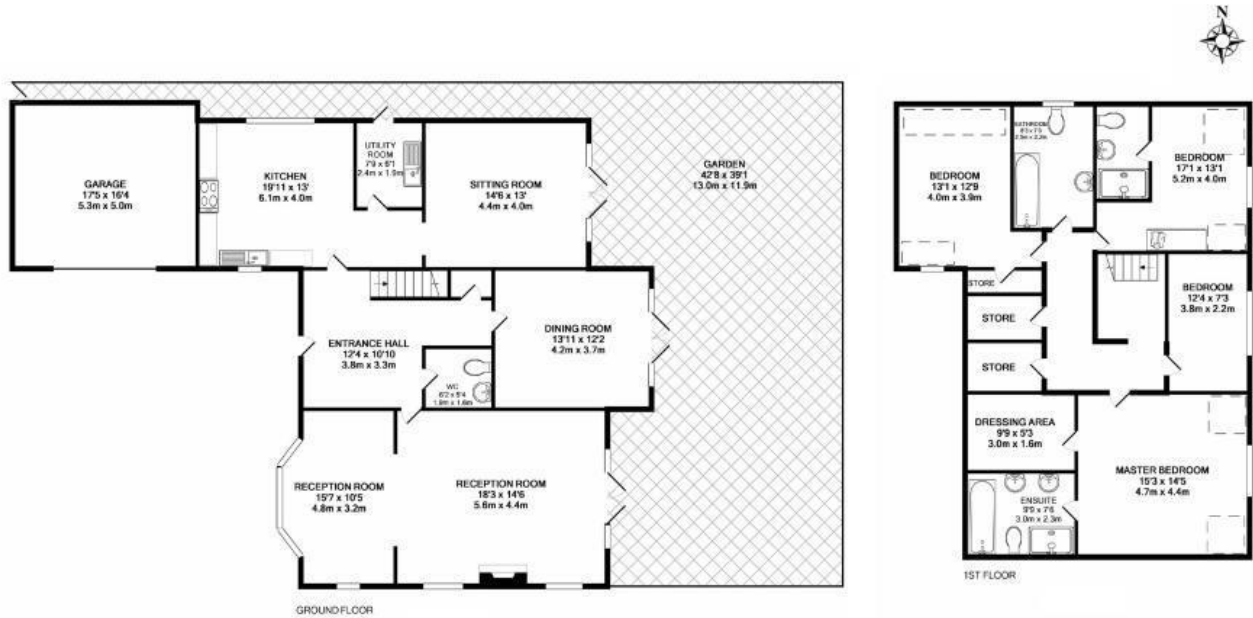
4 bedrooms

3 receptions

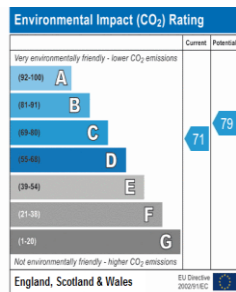
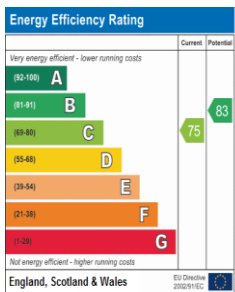
3 bathrooms

Guest wc

Utility room



GIA EXCLUDING GARAGE 213.16 SQ M - 2294 SQ FT
Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of areas, volumes, rooms and other details are approximate and the responsibility is taken by the purchaser or lessee. This plan is for illustrative purposes only and should be used as a guide only. It is not intended to be used as a contract. The names, styles and sizes of items shown herein should not be used as a guide to the actual items. The names, styles and sizes of items shown herein should not be used as a guide to the actual items. The names, styles and sizes of items shown herein should not be used as a guide to the actual items.



Tenure: Freehold
 Council Tax: G
 Local Authority: London Borough of Barnet
 EPC Rating: C

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 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.