



**Darlands Drive**  
Barnet, EN5 2DF  
Offers Over £900,000

## Darlands Drive

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A fantastic FIVE BEDROOM DETACHED FAMILY HOME arranged over three floors, situated in a quiet corner at the head of a CUL-DE-SAC, approximately one mile from HIGH BARNET UNDERGROUND. This freehold property has benefitted from MUCH RECENT IMPROVEMENT and offers SPACIOUS ACCOMMODATION of 2118 sq ft including: an entrance hall, large lounge, GUEST CLOAKROOM and 'OPEN PLAN' REFITTED KITCHEN/DINING ROOM with two double doors leading out onto a LANDSCAPED PRIVATE GARDEN. This is ideal entertaining space and lends itself perfectly for an indoor/outdoor lifestyle. There is a separate side access to the lower ground floor which could be used as a SELF-CONTAINED STUDIO FLAT offering a large double bedroom which could also be used as a HOME OFFICE/WORKSPACE, a store room, UTILITY ROOM and GARAGE. The first floor offers four further bedrooms and three bathrooms (TWO EN SUITE). Additional benefits of this excellent family house include: gas central heating, double-glazed windows and a block paved driveway providing OFF-STREET PARKING FOR SEVERAL VEHICLES.

EPC : C

### LOWER GROUND FLOOR

#### Bedroom 1

15'10 x 12'5 (4.83m x 3.78m)

#### Store Room

7'10 x 6' (2.39m x 1.83m)





**Utility Room**  
9'2 x 6'5 (2.79m x 1.96m)

**GARAGE**  
20' (min) x 12'11 (6.10m (min) x 3.94m)

**GROUND FLOOR**

**Entrance Hall**

**Staircase to Lower Ground**

**Guest Cloakroom**

**Lounge**  
14'7 x 12'7 (4.45m x 3.84m)

**Kitchen/Dining Room**  
26'2 (max) x 11'6 (max) (7.98m (max) x 3.51m (max))

**GARDEN**  
approx 43' x 35'9 (approx 13.11m x 10.90m)

**FIRST FLOOR**

**Bedroom 3**  
12'6 (max) x 10'7 (min) (3.81m (max) x 3.23m (min))

**En Suite**

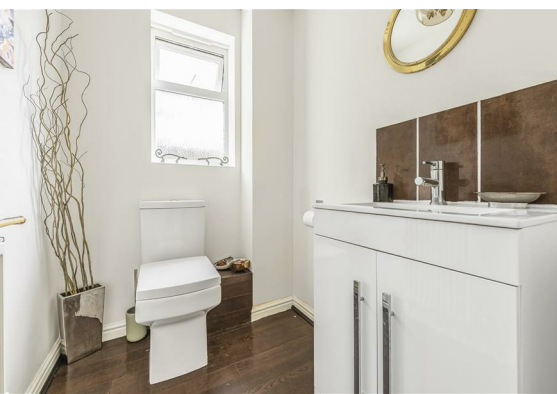
**Bedroom 5**  
9'11 x 7'9 (min) (3.02m x 2.36m (min))

**Family Bathroom**

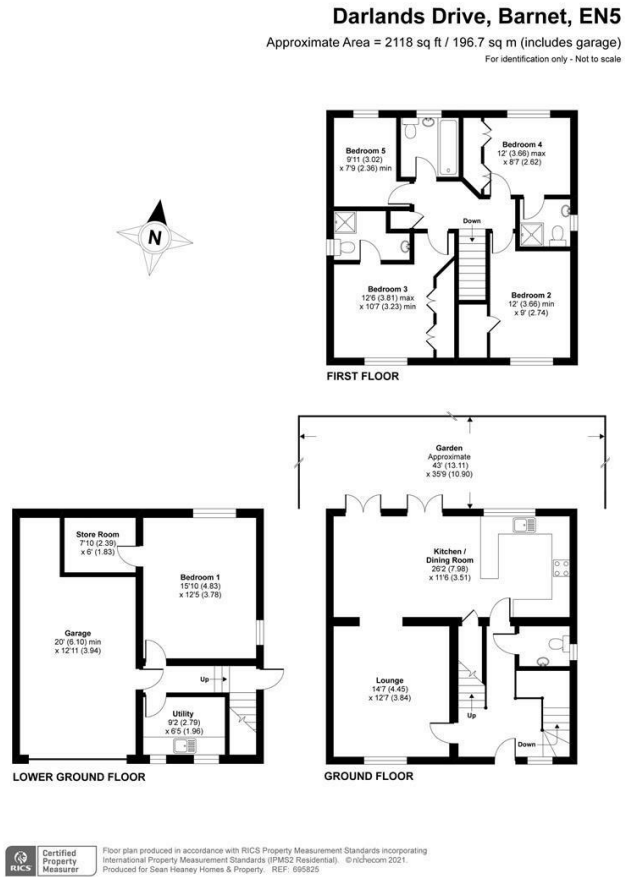
**Bedroom 4**  
12' (max) x 8'7 (3.66m (max) x 2.62m)

**En Suite**

**Bedroom 2**  
12' (min) x 9' (3.66m (min) x 2.74m)



## Floor Plan

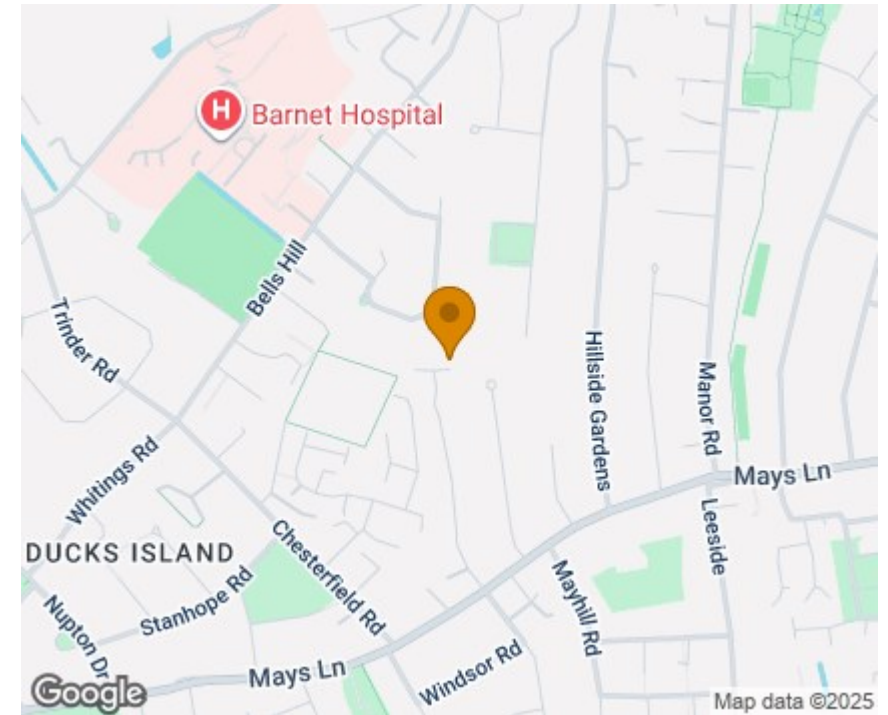


## Viewing

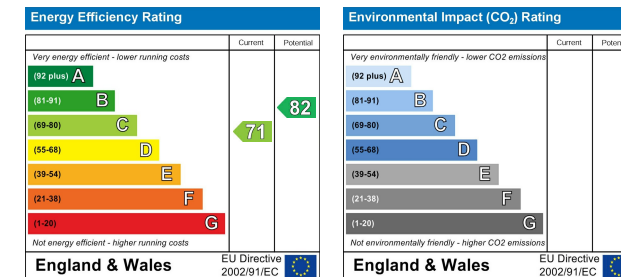
Please contact our Barnet Office on 020 8441 7173 if you wish to arrange a viewing appointment for this property or require further information.

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2. 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. A buyer is advised to obtain verification from their Solicitor.
3. Room measurements have been made using a Laser Meter. Complete accuracy cannot be guaranteed and therefore the room sizes given should be regarded as being approximate.
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## Area Map



## Energy Efficiency Graph



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