

Raebarn Gardens, Barnet, EN5 3DB



**OIEO: £1,750,000**  
**Freehold**

Vanessa McCallum Estates Ltd  
Maple House, High Street, Potters Bar,  
Hertfordshire., EN6 5BS  
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Email: [sales@vanessamccallumestates.co.uk](mailto:sales@vanessamccallumestates.co.uk)  
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We are delighted to offer for sale this this stunning 6/7 double bedroom detached family home which has been extended to provide approx. 4,290 sq ft of accommodation arranged over four levels. The property benefits from versatile accommodation throughout and is spacious in design. With a stunning reception room to the rear, office, exceptional cinema in the lower ground floor. All bedrooms are doubles and there are 6 bathrooms and a sauna. To the rear of the 127ft south facing rear garden is a detached self contained annexe with lounge/kitchenette, bedroom and shower room. This property is ideal for multi generational living or a growing family. To the front there is off street parking for several vehicles. This can only be appreciated with an internal viewing.

- DETACHED 6/7 DOUBLE BEDROOM FAMILY HOME
- EXCEPTIONAL CINEMA IN THE LOWER GROUND FLOOR
- 6 BATHROOMS
- VERSATILE ACCOMMODATION
- 4,290sq OF ACCOMMODATION OVER FOUR LEVELS
- 127FT SOUTH FACING REAR GARDEN
- STUNNING RECEPTION ROOM TO THE REAR
- DETACHED SELF-CONTAINED ANNEXE

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## FEATURES

### DESCRIPTION

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### ACCOMMODATION

ENTRANCE HALLWAY  
RECEPTION/ BEDROOM  
STUDY  
KITCHEN  
UTILITY ROOM  
GROUND FLOOR BATHROOM - with Sauna and wet room  
GROUND FLOOR CLOAKROOM  
RECEPTION ROOM

### LOWER GROUND

CINEMA ROOM

### FIRST FLOOR

4 DOUBLE BEDROOMS - one with En-Suite bathroom & one with En-Suite shower room  
FAMILY BATHROOM

### SECOND FLOOR

BEDROOM - with En-Suite bathroom and dressing area

DETACHED ANNEXE with Kitchen/Reception room/Bedroom and Shower room

GARAGE  
127FT SOUTH FACING REAR GARDEN  
OFF STREET PARKING

### LOCATION

Raebarn Gardens is a cul-de-sac location off Quinta Drive. This property is close to many schools including Queen Elizabeth Boys School. Barnet High Street with a variety of shops, and restaurants and High Barnet Underground is a short drive away.

### LOCAL AUTHORITY

London Borough of Barnet

### SERVICES

Gas Central Heating and Mains Drainage.  
Council Tax Band F

### VIEWING

STRICTLY BY APPOINTMENT VIA VANESSA MCCALLUM ESTATES.

### IMPORTANT INFORMATION CONCERNING THESE PARTICULARS

None of the statements contained in these particulars are to be relied on as statements of fact. Any areas, measurements or distances are approximate and are only a guide. We have not tested any equipment, appliances or services to the property. Applicants must satisfy themselves by inspection or otherwise. These particulars do not form part of any contract.

### ANTI MONEY LAUNDERING

Due to Money Laundering Regulations, all purchasers and vendors are now legally obliged to provide formal identification from any person(s) wishing to purchase/sell a property through Vanessa McCallum Estates Ltd. Facial recognition will be offered at a charge of £15 plus vat per person.

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Approximate Gross Internal Area  
398.6 sq m / 4290.49 sq ft  
(Includes Garage & Excludes Restricted Head Height)  
Garage Area 12.44 sq m / 133.90 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.