



NO
BALL GAMES
ARE ALLOWED
IN THIS AREA

Edwyn Close, Barnet, EN5

Asking Price: £625,000

Freehold

Edwyn Close, Barnet, EN5

This double fronted semi-detached family house with 80x50ft garden in quiet residential cul-de-sac turning comes with great scope to extend and with current planning permission granted Nov 2022 for part-single part-two storey rear extension.

Accommodation currently comprises two reception rooms, ground floor shower with wc, kitchen, conservatory, three bedrooms four piece bathroom and benefits from gas Central heating and UPVC double glazing.

The chain free property is located in a popular residential neighbourhood well placed for Whiting's Hill primary school approximately one mile from High Street shops and The Spires shopping precinct housing Waitrose and H&M together with High Barnet underground station and a number of highly regarded schools to include Queen Elizabeth's Boys Grammar and Barnet's new Ark Pioneer academy.

- **DOUBLE FRONTED SEMI DETACHED HOUSE**
- **WITH PLANNING PERMISSION TO EXTEND**
- **THREE BEDROOMS**
- **TWO RECEPTION ROOMS**
- **FITTED KITCHEN**
- **FOUR PIECE BATHROOM**
- **GROUND FLOOR SHOWER ROOM & WC**
- **80x50ft REAR GARDEN**
- **FRONT GARDEN & DRIVE**
- **CHAIN FREE**
- **COUNCIL TAX BAND D**



16 Edwyn Close

Approximate Gross Internal Area = 96.6 sq m / 1040 sq ft

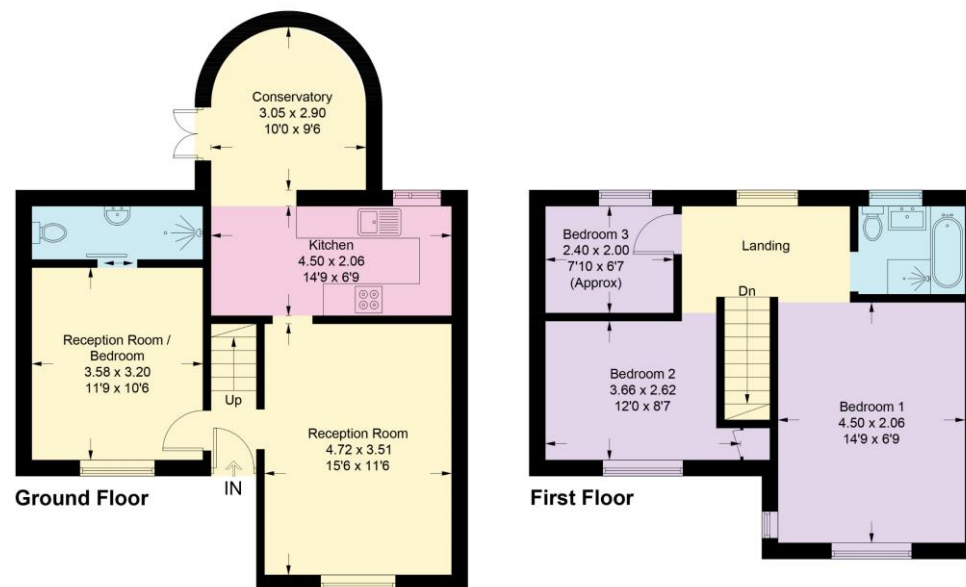


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1146537)









Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	
(69-80)	C	80
(55-68)	D	58
(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	

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Disclaimer

The agent has not checked any apparatus, fixtures or fittings or services and cannot verify they are in working order or fit for their purpose. Neither has the agent checked the legal documentation to verify the Freehold / Leasehold status of the property. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property.

Reference: BRN210367