

Hill Close, Barnet, EN5

Offers in excess of: £500,000 *Freehold*

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A well-presented TWO double bedroom family home in cul-de-sac location with potential to extend STPP approximately one mile from the Town Centre, the property comes with a impressive 90ft rear garden and 33ft front garden and off street parking.

Accommodation comes with gas central heating, upvc double glazing and is accessed in entrance hall with good storage space and comprises, through reception room, rear aspect kitchen with garden access, two bedrooms and three-piece bathroom suite completes the property.

The property is well placed for highly regarded schools to include Ofsted's Whiting's Hill Primary, OE Boys Grammar and Girls secondary together with Barnet's brand-new Ark Pioneer Academy and sits approximately one mile from Barnet Town Centre providing an array High Street shop, The Spires shopping precinct housing Waitrose with High Barnet Underground station serving trains to London's West End and City.

- **TWO DOUBLE BEDROOMS** .
- SPACIOUS RECEPTION ROOM
- **MODERN KITCHEN**
- THREE PICE BATHROOM
- 90ft GARDEN
- FRONT OFF STREET PARKING
- **UPVC DOUBLE GLAZED &** . **GAS CENTRAL HEATING**
- **COUNCIL TAX BAND D**
- POTENTIAL TO EXTEND **STPP**



Certified

loor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©ntchecom 2024 Produced for Hunters Property Group, REF: 1219320



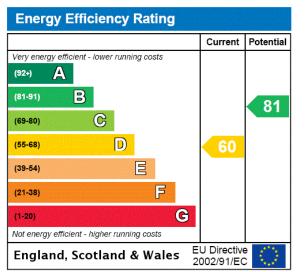












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