



Hill Close, Barnet, EN5

Offers in excess of: £500,000

Freehold

Hill Close, Barnet, EN5

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, QE 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**














Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Hunters Barnet

41 High Street
High Barnet
Barnet
Hertfordshire
EN5 5UW

T: 020 8441 3377 (sales) | 8441 6969
(lettings)

E: info@hunters-barnet.co.uk

www.hunters-barnet.co.uk

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: BRN240441