



South Close, High Barnet, EN5

Asking Price: £765,000

Freehold

Arranged over three floors, this 3/4 bedroom family home features a recently installed, modern and sleek kitchen breakfast room complete with integral appliances and quartz work surfaces. It boasts newly laid wood effect luxury vinyl flooring and full-width bi-fold doors that seamlessly open onto the garden, providing an abundance of natural light. There's also a ground floor,wc.

Further living accommodation is situated on the first floor, offering a spacious front-aspect lounge, dining room, and an adjacent study/bedroom four with wood flooring. The top floor comprises three additional bedrooms and a four-piece family bathroom. and full-width bi-fold doors that seamlessly open onto the garden, providing an abundance of natural light. There's also a ground floor wc.

Further living accommodation is situated on the first floor, offering a spacious front-aspect lounge, dining room, and an adjacent study/bedroom four. The top floor comprises three additional bedrooms and a four-piece family bathroom.

Externally, the garden benefits from a newly laid patio and a neatly maintained lawn, while the front provides off-street parking via a driveway leading to a garage, which offers potential for conversion subject to planning permission.

Pleasantly situated at the end of East View, the property is located close to High Barnet's vibrant town centre, which features a wide selection of shops, cafés, bars, and restaurants. Leisure facilities include the Anytime Fitness gym at The Spires Shopping Centre, while excellent transport links are nearby, with a shortcut accessible via a public footpath providing a ten

- **IMMACULATE TOWN HOUSE**
- **3/4 BEDROOMS**
- **GROUND FLOOR KITCHEN BREAKFAST ROOM**
- **FIRST FLOOR LOUNGE & DINING ROOM**
- **FOUR PIECE FAMILY BATHROOM**
- **GROUND FLOOR WC**
- **35ft SOUTHERLY APSECT GARDEN**

3 South Close

Approximate Gross Internal Area = 123.0 sq m / 1315 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1295285)











Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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: BRN260029