



Morell Close, Barnet, EN5

Asking Price: £465,000
Freehold

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This attractive two bedroom house presents an excellent opportunity to acquire a well presented family home, featuring a stylish contemporary kitchen with a granite topped island and breakfast bar, integrated appliances and granite work surfaces.

Pleasantly positioned overlooking a quiet green, the property is conveniently located for public transport links into Central London. Tudor Park is also within easy reach, offering a tennis court and Footgolf centre.

The accommodation comprises a front aspect lounge and an open plan fitted kitchen/breakfast room, which provides direct access to the rear garden. The garden has been designed for ease of maintenance, featuring paved seating areas and a modern garden room, ideal for use as a home office or additional recreational space. To the first floor are two bedrooms and a three-piece family bathroom with combined bath & shower. Further benefits include allocated parking.

High Barnet town centre is nearby, offering a wide selection of high street shops, the popular Spires shopping precinct, and an excellent choice of bars and restaurants. Transport links are well catered for, with New Barnet Mainline Station providing direct services to London King's Cross and Moorgate, alongside High Barnet Underground Station on the Northern Line (Zone 5).

The property is also conveniently situated for a selection of local schools, including Cromer Road Primary School and Queen Elizabeth's School for Girls.

- **WELL PRESENTED STARTER HOME**
- **TWO BEDROOMS**
- **RECEPTION ROOM**
- **FITTED KITCHEN**
- **THREE PIECE BATHROOM**
- **30ft GARDEN**
- **ALLOCATED PARKING**
- **GARDEN ROOM/OFFICE**





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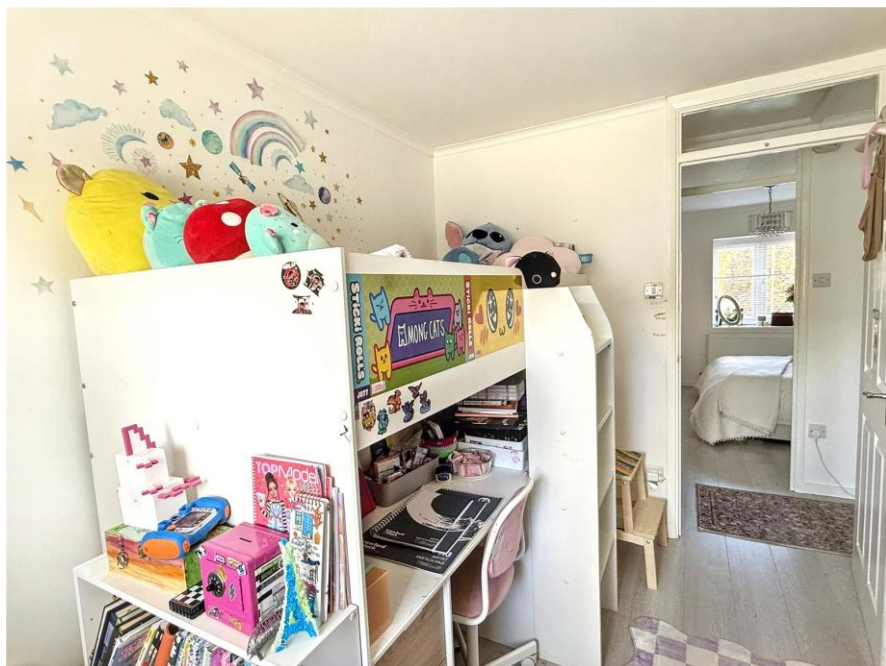
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Hunters

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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: **BRN260121**

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