



**BRITISH  
PROPERTY  
AWARDS**

**2021  
2024**

★★★★★

**GOLD WINNER**

ESTATE AGENT  
IN BARNET



**3**

**Bedrooms**



**2**

**Bathrooms**





**Newly Decorated 3 Bedroom House in VERY QUIET LOCATION overlooking fields. Separate Lounge & Spacious Kitchen Diner. Bathroom & Separate Shower Room. Available Now.**

Newly Decorated 3 Bedroom House in VERY QUIET LOCATION overlooking fields. Separate Lounge & Spacious Kitchen Diner. Bathroom & Separate Shower Room. Available Now.

**LOUNGE:** 10' 07" x 10' 06" (3.23m x 3.20m)

Double glazed window to front aspect, laminated flooring, radiator.

**BATHROOM:** 6' 07" x 5' 02" (2.01m x 1.57m)

Panel bath with mixer tap and shower attachment, low level flush water closet, wash hand basin in vanity unit, heated towel rail, tiled walls & flooring.

**KITCHEN-DINER:** 17' 00" x 15' 10" (5.18m x 4.83m)

Double glazed doors & windows to garden, wall and floor standing units, gas hob, electric oven, washing machine, dish washer, stainless steel sink drainer with mixer tap, tiled flooring.

**LANDING:** 10' 03" x 9' 00" (3.12m x 2.74m)

Radiator.

**FRONT BEDROOM:** 10' 03" x 9' 10" (3.12m x 3.00m)

Double glazed window to front aspect, radiator, laminated flooring.

**SHOWER ROOM:** 9' 03" x 5' 02" (2.82m x 1.57m)

Shower cubicle, low level flush water closet, wash hand basin, tiled walls & flooring.

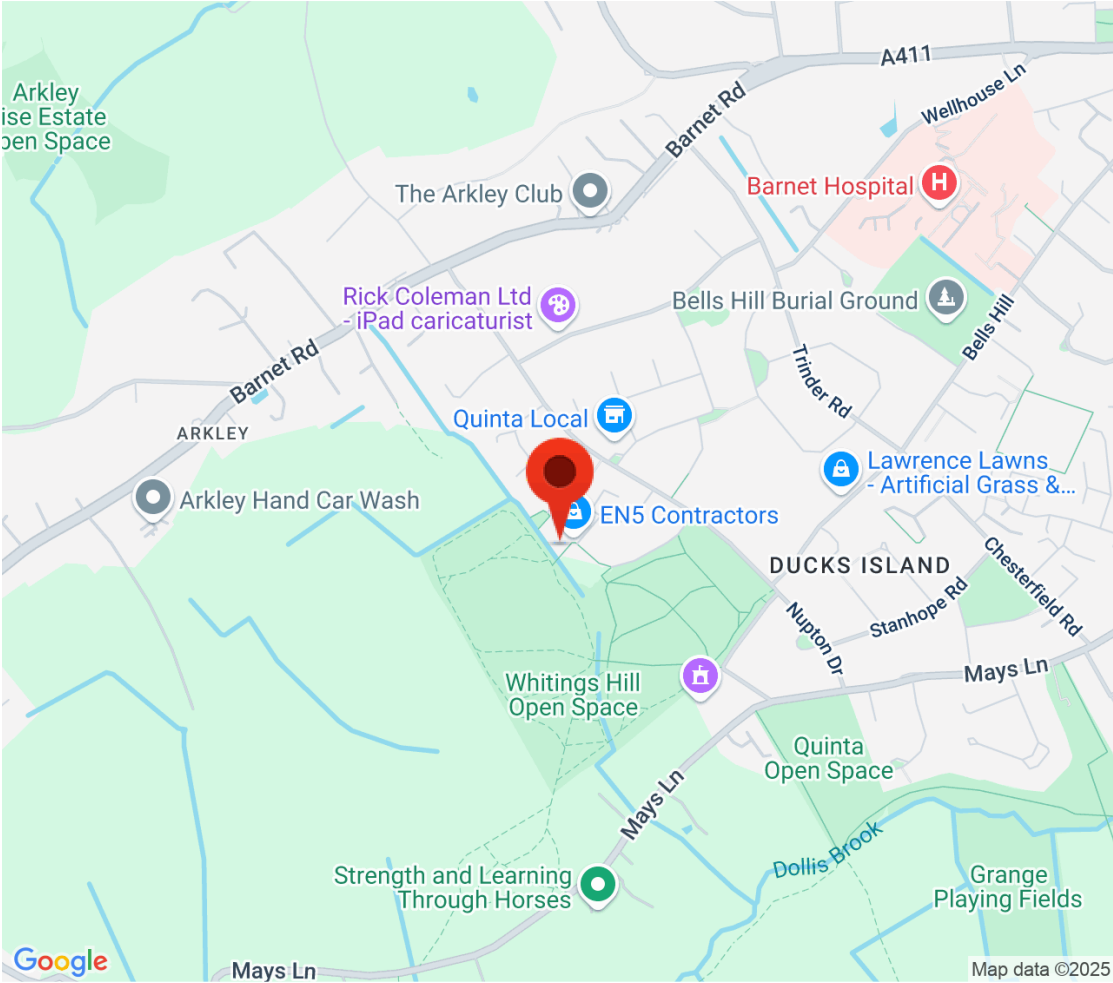
**REAR BEDROOM:** 7' 06" x 8' 03" (2.29m x 2.51m)

Double glazed window to rear aspect, laminated flooring, radiator.

**REAR BEDROOM:** 8' 00" x 7' 04" (2.44m x 2.24m)

Double glazed window to rear aspect, laminated flooring, radiator.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Address: Farm Close, Barnet EN5

