



BRITISH  
PROPERTY  
AWARDS

2021  
2024

★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT  
IN BARNET



**£750,000**

**TENURE : FREEHOLD**

**Farm Close, High Barnet, EN5**

**Bedrooms : 3**

**Bathrooms : 3**

**Reception Rooms : 2**

**3 BEDROOM HOUSE**

**PLUS ONE BEDROOM SELF-  
CONTAINED ANNEX to side**

**OVERLOOKING FIELDS**

**QUIET LOCATION**

**Mantlestates**

2A Church Hill Road, East Barnet, EN4 8TB

office@mantlestates.com | 0208 275 1555

Website: <https://mantlestates.com/>





Situated in High Barnet, this End of Terrace property at Farm Close presents a unique opportunity with its three bedrooms, two bathrooms, and two reception rooms. The house includes a self-contained one-bedroom granny annex, perfect for accommodating guests or family members seeking privacy. The property is positioned in a quiet location, offering picturesque views overlooking fields, enhancing the tranquil living experience.

The main house features a spacious layout with a modern Kitchen/Diner equipped with essential appliances, including a gas hob and oven, Lounge & Bedroom. The kitchen's design allows for efficient use of space, making meal preparation a breeze. The reception rooms provide ample space for relaxation and entertainment, with large windows allowing natural light to flood the interiors.

The bedrooms are well-sized, providing comfortable living spaces for family members. The bathrooms are modern, with quality fittings ensuring convenience and comfort. Both properties also boasts a garden, offering a private outdoor space for leisure and recreation. This area is perfect for enjoying the peaceful surroundings and engaging in outdoor activities.

The self-contained granny annex includes a bedroom, bathroom, and a small kitchenette, providing a fully independent living space. This addition is ideal for extended family living or as a guest suite, offering privacy and convenience.

The location in Barnet provides access to local amenities, schools, and transport links, making it a practical choice for families and professionals alike.

Overall, this end terrace property combines modern living with a peaceful setting, making it a desirable choice for those seeking a home in Barnet.

**ENTRANCE:** 6' 02" x 2' 10" (1.88m x 0.86m) Double-glazed front door, laminated flooring.

**BATHROOM:** 6' 07" x 5' 02" (2.01m x 1.57m) panel bath, low-level flush water closet, wash hand basin, tiled flooring & walls.

**FRONT RECEPTION:** 10' 07" x 10' 02" (3.23m x 3.10m)  
Double-glazed window to front aspect, laminated flooring.

**HALL:** 5' 09" x 3' 06" (1.75m x 1.07m)  
Under-stair storage cupboard.

**KITCHEN/DINER:** 17' 00" x 05' 09" (5.18m x 1.75m)  
Double-glazed doors & windows to rear aspect, wall and floor standing kitchen units, tiled flooring.

**LANDING:** 9' 04" x 3' 00" (2.84m x 0.91m)

**FRONT BEDROOM:** 10' 00" x 10' 03" (3.05m x 3.12m)  
Double-glazed window to front aspect.

**REAR BEDROOM:** 7' 06" x 8' 03" (2.29m x 2.51m)  
Double-glazed window to the rear aspect.

**REAR BEDROOM:** 8' 00" x 7' 04" (2.44m x 2.24m)  
Double-glazed window to the rear aspect.

**GARDEN:** 44' 00" x 17' 08" (13.41m x 5.38m)

**ANNEX - LOUNGE/DINER:** 21' 08" x 9' 02" (6.60m x 2.79m)  
Double-glazed door to side aspect, double-glazed window to front & rear aspect, kitchen units.

**ANNEX - WATER CLOSET:** 5' 08" x 2' 05" (1.73m x 0.74m)  
Low level flush water closet, wash hand basin.

**ANNEX - LANDING:** 11' 03" x 2' 09" (3.43m x 0.84m)

**ANNEX - BATHROOM:** 8' 10" x 4' 07" (2.69m x 1.40m)  
Low-level flush water closet, walk-in shower, wash hand basin, tiled flooring.

**ANNEX - BEDROOM:** 10' 00" x 9' 00" (3.05m x 2.74m)  
Double glazed window to rear aspect.

**ANNEX - REAR GARDEN:** 55' x 25' (16.76m x 7.62m)

**ANNEX - SIDE GARDEN:** 36' x 26' (10.97m x 7.92m)

#### Mantlestates

2A Church Hill Road, East Barnet, EN4 8TB  
office@mantlestates.com | 0208 275 1555  
Website: <https://mantlestates.com/>



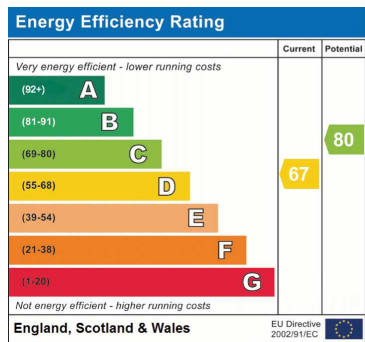
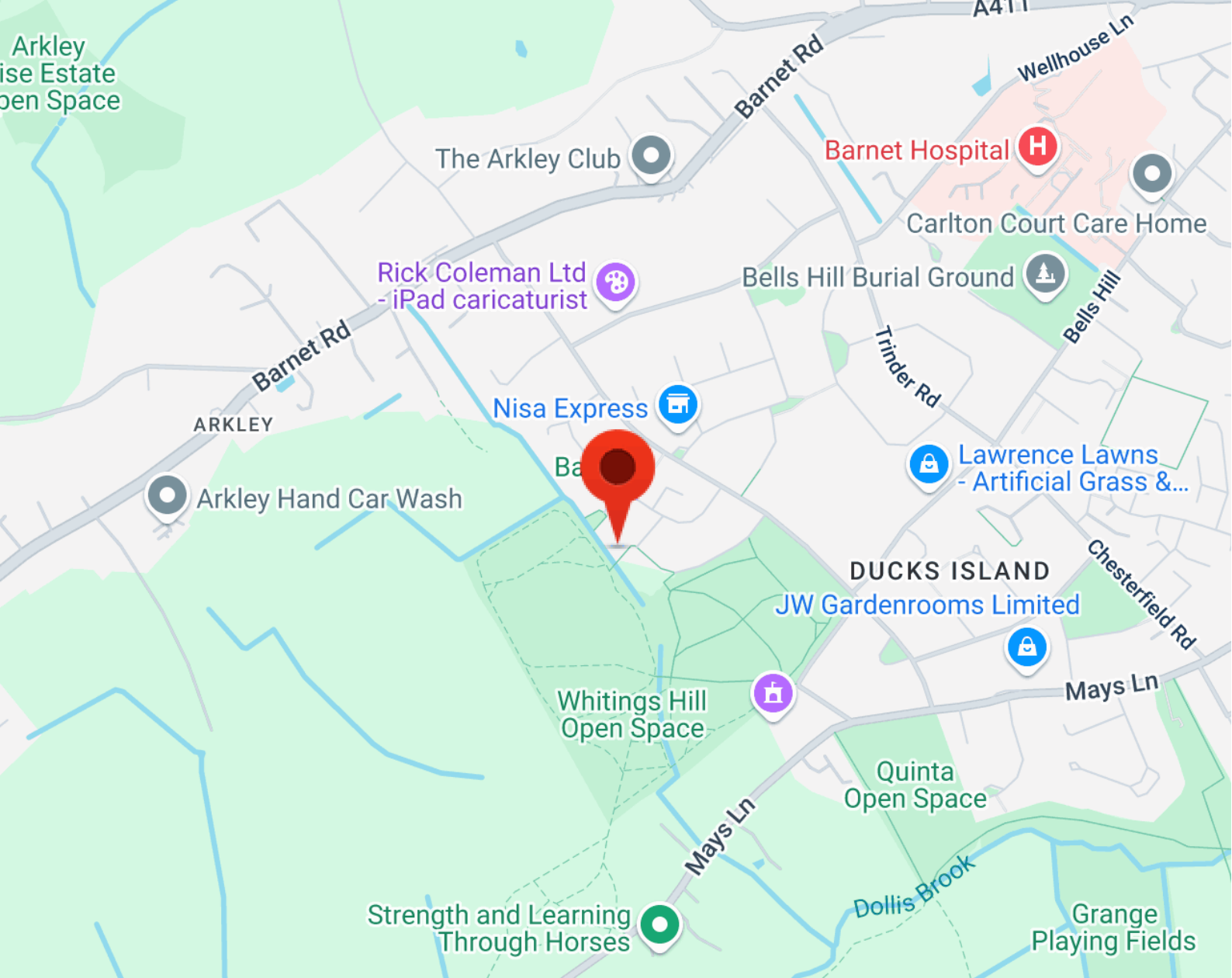












Address: Farm Close, High Barnet, EN5

## Mantlestates

2A Church Hill Road, East Barnet, EN4 8TB  
 office@mantlestates.com | 0208 275 1555  
 Website: <https://mantlestates.com/>



