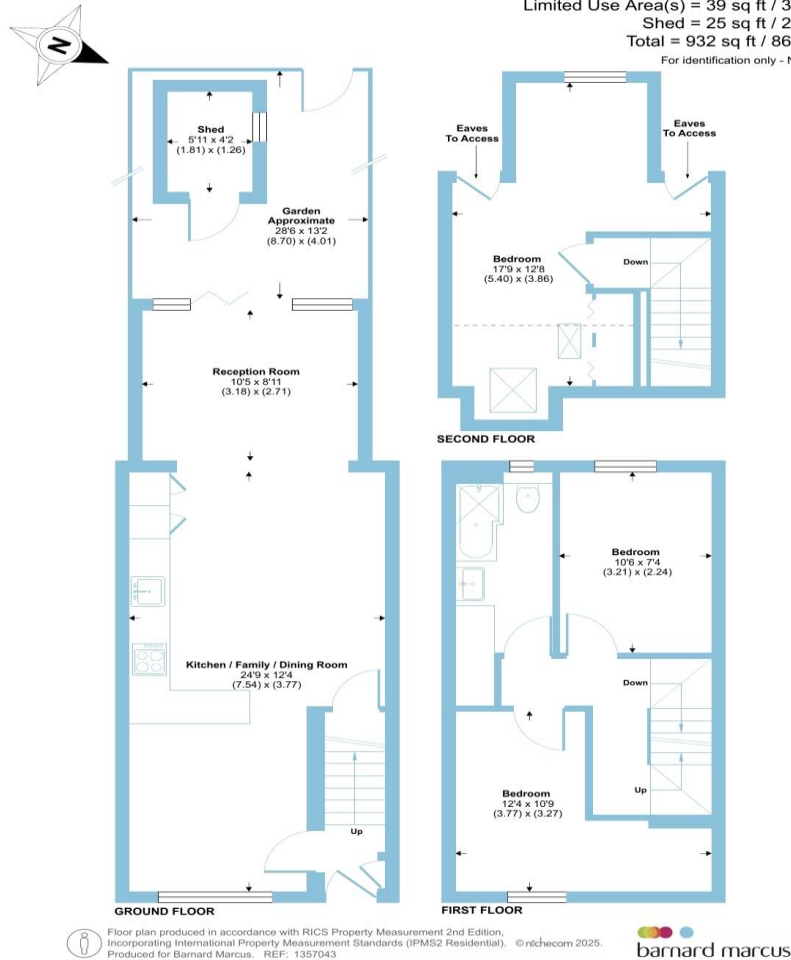




Morell Close, Barnet EN5 5JU

Morell Close, Barnet, EN5

Approximate Area = 868 sq ft / 80.6 sq m
 Limited Use Area(s) = 39 sq ft / 3.6 sq m
 Shed = 25 sq ft / 2.3 sq m
 Total = 932 sq ft / 86.5 sq m
 For identification only - Not to scale



welcome to Morell Close, Barnet

- Three Bedroom Family Home
- Cul-de-sac location
- Extended open plan kitchen living area
- Allocated Parking
- 0.4 miles to New Barnet Station & 0.1 miles to Cromer Road School

Tenure: Freehold
 EPC Rating: C

Council Tax Band: D

offers in excess of **£550,000**



A stunning three-bedroom house located along this peaceful cul-de-sac. New Barnet train station located 0.4 miles away with High Barnet tube station located 0.9 miles away.

On entering this family home you will find a modern open plan extended luxury fitted kitchen living dining space with bi-fold doors leading onto a westerly-facing rear garden. To the first floor you will find two bedrooms and a lovely presented and modern family bathroom. To the second floor there is an additional double bedroom. The property also benefits from one allocated parking space and is just 0.1 miles from Cromer Road Primary and 0.2 miles from JCoSS Schools which are extremely popular with local residents.

High Barnet is a market town that dates back to the 12th century. Its name is often abbreviated to just Barnet, which is also the name of the borough of which it forms a part. Located in zone 5 on the borders between Whetstone and the Green belt, High Barnet tube station or New Barnet train station offers an easy commute in and out of Central London. Barnet is considered the perfect location for those who want to be moments away from the countryside, while also being part of London's vibrant city lifestyle.

view this property online barnardmarcus.co.uk/Property/WTS107639



Property Ref:
 WTS107639 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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barnard marcus



020 8446 6888



Whetstone@barnardmarcus.co.uk



1285 High Road, Whetstone, LONDON, N20 9HS



barnardmarcus.co.uk