



The Close, Barnet, EN4

 3 Bedrooms  1 Bathroom  1 Reception

OIEO £525,000





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### Key Features

- Three Bedrooms
- Modern Kitchen/Breakfast Room
- Through Lounge
- Off Street Parking
- Mature Garden
- Double Glazing

### Nearest Stations

Cockfosters Station            0.5 miles  
Oakleigh Park Station        0.7 miles  
New Barnet Station            1.0 miles

### Property Description

Situated on a popular tree lined road, this well-appointed three-bedroom, end of terraced family house is just a short walk from Cockfosters Tube Station and convenient green spaces.

Upon entering the property, you are welcomed by a spacious lounge and ample storage in the hallway. The house boasts a modern kitchen/breakfast room with integrated appliances that opens to a mature rear garden. The first floor has three generously sized bedrooms and a three-piece family bathroom, offering utmost convenience and comfortable living.

Additional perks of the property include off street parking for up to two cars and proximity to well-regarded Primary and Secondary Schools in the area. To really appreciate the size, style and location an internal viewing is highly recommended via vendors sole agents Adam Hayes Estate Agents.

### Other Information

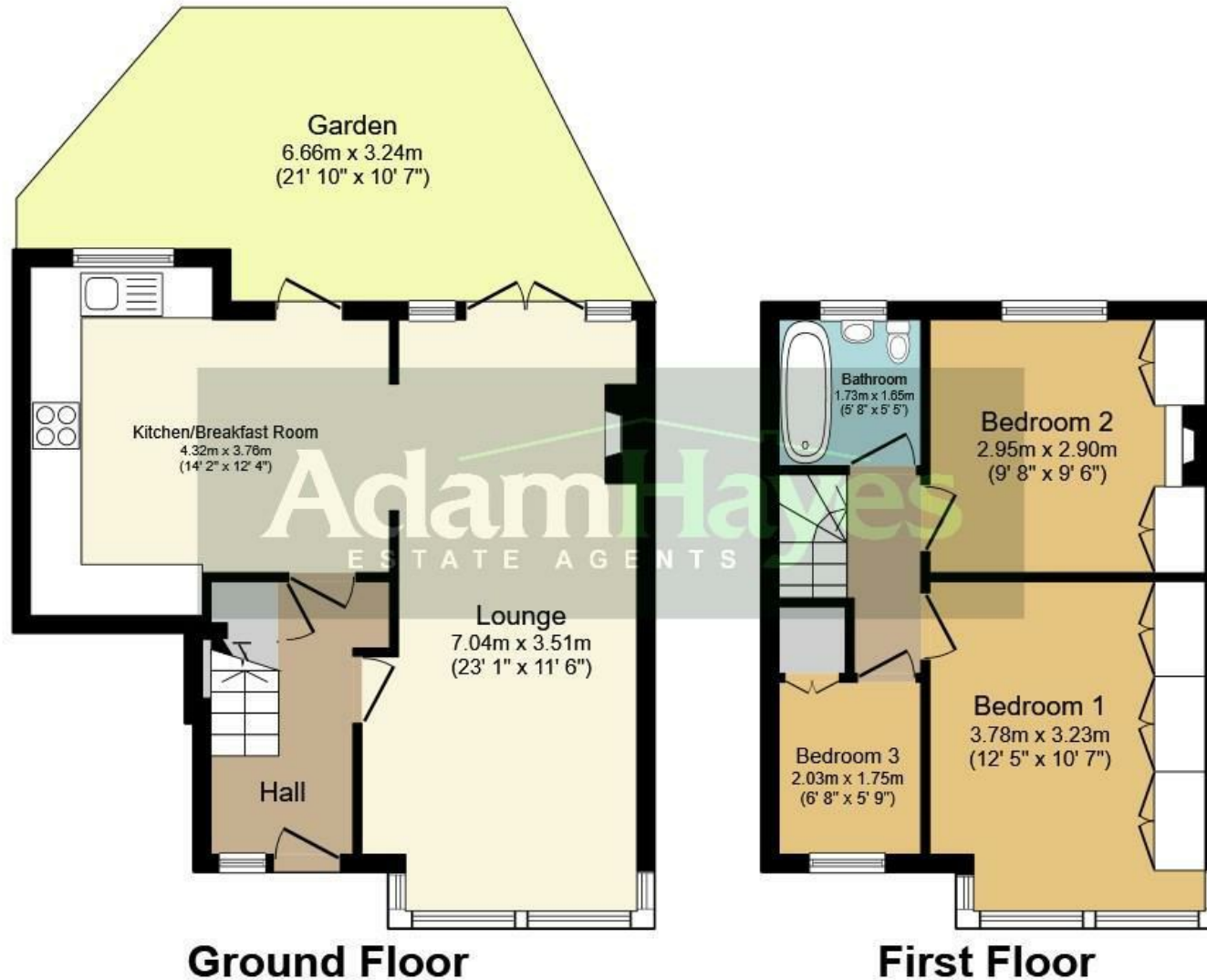
Tenure: Freehold  
Council Tax Band: E



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87   B
69-80	C		
55-68	D	64   D	
39-54	E		
21-38	F		
1-20	G		

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Total floor area 75.6 sq.m. (814 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or prospective tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey, not tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.