



**BRITISH
PROPERTY
AWARDS**
**2021
2024**
★★★★★
GOLD WINNER
ESTATE AGENT
IN BARNET

 **3**
Bedrooms

 **2**
Bathrooms

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Extended three-bedroom terraced house in a quiet location, with views overlooking open fields. The property provides a reception room, a fitted kitchen and dining area, two bathrooms, and access to enclosed outdoor space with patio and garden areas.

Farm Close, Barnet, Hertfordshire, EN5 3BS. This extended three-bedroom terraced house provides two bathrooms and two reception rooms, with accommodation arranged over two floors. The property is positioned in a quiet residential location and benefits from views overlooking open fields, while Barnet General Hospital is accessible from the area.

The ground floor includes an entrance hallway leading to the principal reception room. This room has a front-facing bay window, fitted laminate flooring and space for seating and other living-room furniture.

The kitchen and dining area forms part of the extended ground-floor accommodation. The kitchen is fitted with a range of white wall and base units, black work surfaces, a tiled splashback and a four-ring gas hob with an extractor hood above. Integrated or built-in appliances visible in the kitchen include an oven, dishwasher and washing machine, together with space for a freestanding fridge freezer. A stainless-steel sink is positioned beneath the worktop, and the room includes tiled flooring. The dining section provides space for a family-sized table and chairs. Glazed double doors open from this area to the rear patio and garden, allowing access to the outdoor space.

The first floor contains three bedrooms and the family bathroom. The principal bedroom has a wide rear-facing window with views across the adjoining fields and surrounding greenery. The room provides space for a double bed and additional furniture. The second bedroom is arranged with two single beds and has a front-facing window, while the third bedroom is also fitted out as a compact bedroom with a single bed and window. The bedrooms have laminate flooring or similar hard flooring and built-in or freestanding storage areas.

The main bathroom is fitted with a bath, shower over the bath, glazed shower screen, wash basin and WC. A second bathroom is located on the upper floor beneath the sloping roof and includes a corner shower enclosure, wash basin and WC. Both bathrooms have tiled walls and floors, with heated towel rails visible in the main bathroom. Externally, the rear garden includes a paved patio area adjoining the house, a separate lawned section, mature boundary fencing and an apple tree. A timber shed provides outdoor storage. The rear garden has direct access from the kitchen and dining area. The front approach includes a paved pathway and planted areas. The house is located in Barnet, Hertfordshire, and the property information identifies Barnet General Hospital as being easily accessible. The surrounding outlook includes open grassed fields and established trees, as shown from the rear-facing rooms and garden. Local residential roads provide access to the wider Barnet area and its services. Nearby places include Barnet General Hospital.

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.

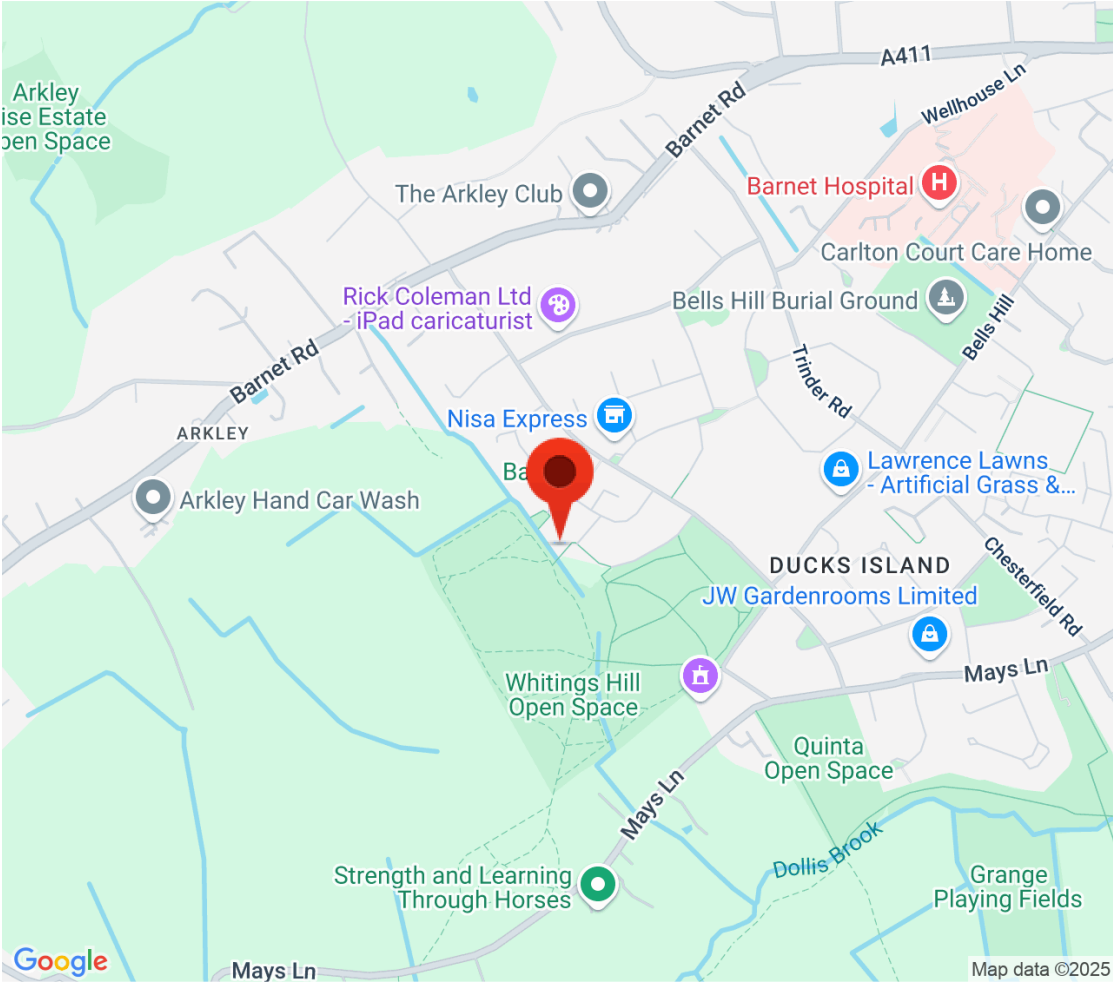
LANDING: 9' 04" x 3' 00" (2.84m x 0.91m)

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)



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, High Barnet, EN5

