



£739,950
Farm Close, High Barnet, EN5




BRITISH
PROPERTY
AWARDS

2021
2024

★★★★★

GOLD WINNER

ESTATE AGENT
IN BARNET

 **3**
Bedrooms

 **3**
Bathrooms

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This end terrace property in Barnet offers three bedrooms, three bathrooms, and two reception rooms. The house includes a self-contained one-bedroom granny annex, ideal for extended family or guests. Located in a quiet area, the property overlooks fields, providing a serene environment. The home features a modern kitchen, a garden, and ample parking space.

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.

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.

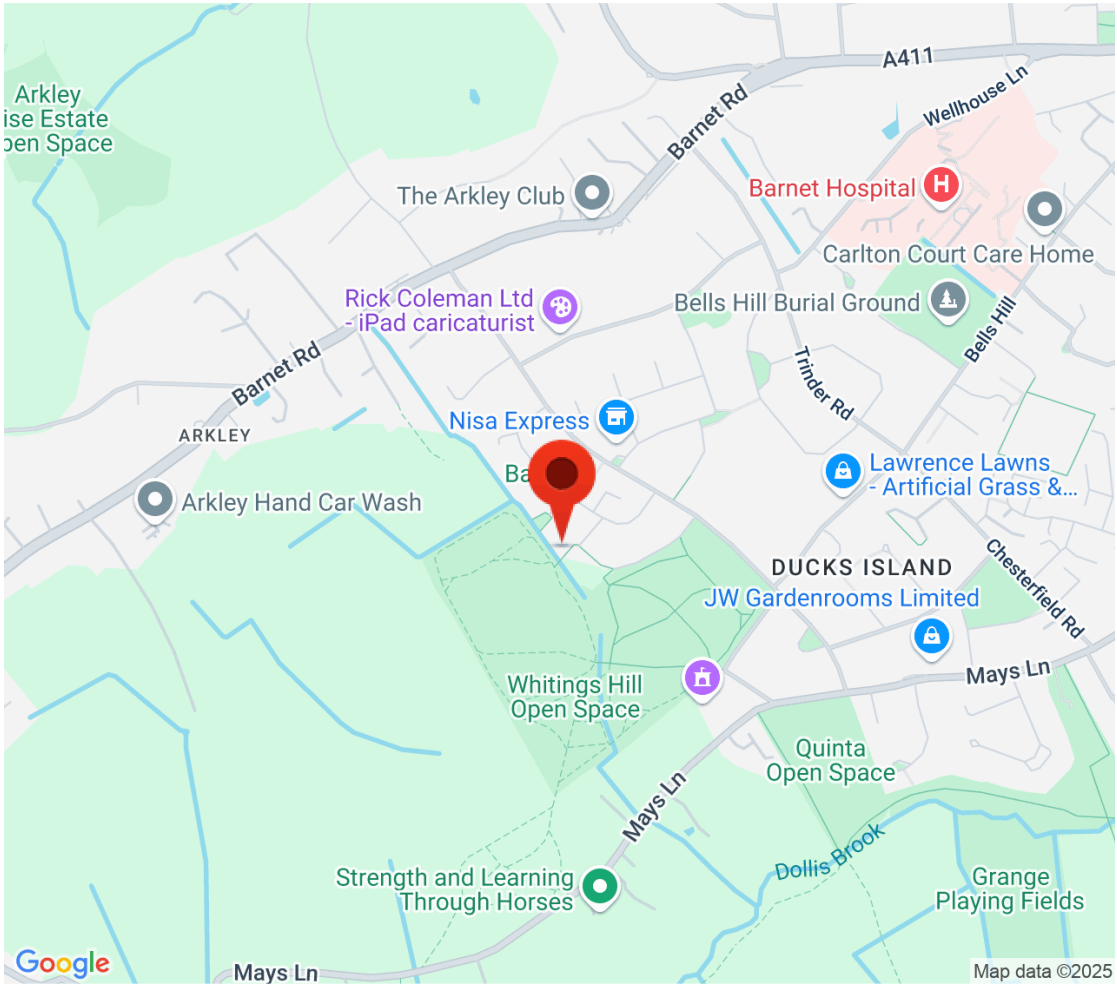
ANNEX - REAR GARDEN: 55' x 25' (16.76m x 7.62m)

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



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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

