

FOR SALE

MODERN 3 BEDROOM TERRACED HOUSE

(Constructed just over 10 years ago)



9 MINERVA WAY, BARNET, HERTS EN5 2FJ

This well-presented, modern, terraced property is situated within close proximity of the local parade of shops in Mays Lane - which is served by local buses. Further shopping & transport facilities along the Great North Road and High Barnet, including High Barnet underground station (Northern Line) are all within three quarters of a mile of the property.

An energy efficient home with central heating, double glazing & solar panels on the roof, benefiting from a fence enclosed 30ft rear garden with a Southerly aspect

Viewings – Strictly by appointment only

3 BEDROOMS – ensuite & balcony from main bedroom • FAMILY BATHROOM
GUEST CLOAKROOM • KITCHEN/MORNING ROOM • LIVING ROOM
30' REAR GARDEN REAR GARDEN with South Westerly aspect • OWN drive providing parking for one car

GUIDE PRICE: £712,500 – LONG LEASEHOLD

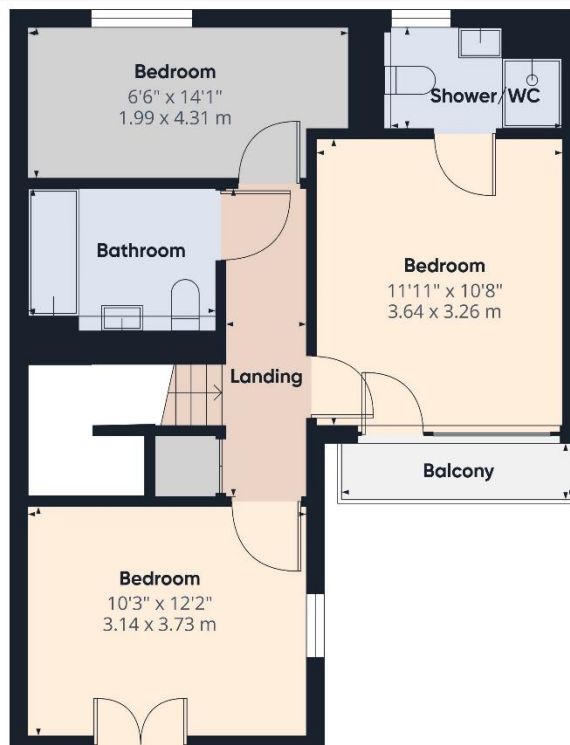


PARTNERS: BR MAUNDER TAYLOR FRICS MAE, M H MAUNDER TAYLOR MSc FRICS FIRPM, R G MAUNDER TAYLOR AMAE MRICS MIRPM
ASSOCIATES: S E MAUNDER TAYLOR MIRPM AssocRICS, B A EWEN MNAEA, J D MELLOR DipSurv Pract

NOTE: These particulars are believed to be correct and do not form part of any offer or contract. Information that cannot be checked readily is as provided by the vendor. Internal measurements are to the nearest 15cm and external measurements are to the nearest metre.

MAUNDER TAYLOR

CHARTERED SURVEYORS ESTATE AGENTS MANAGING AGENTS
1320 High Road, London N20 9HP 020 8446 0011 maundertaylor.co.uk



PARTNERS: BR MAUNDER TAYLOR FRICS MAE, M H MAUNDER TAYLOR MSc FRICS FIRPM, R G MAUNDER TAYLOR AMAE MRICS MIRPM
ASSOCIATES: S E MAUNDER TAYLOR MIRPM AssocRICS, B A EWEN MNAEA, J D MELLOR DipSurv Pract

NOTE: These particulars are believed to be correct and do not form part of any offer or contract. Information that cannot be checked readily is as provided by the vendor. Internal measurements are to the nearest 15cm and external measurements are to the nearest metre.

MAUNDER TAYLOR

CHARTERED SURVEYORS ESTATE AGENTS MANAGING AGENTS
1320 High Road, London N20 9HP 020 8446 0011 maundertaylor.co.uk

9 MINERVA WAY, BARNET, EN5 2FJ

Page Three



PARTNERS: BR MAUNDER TAYLOR FRICS MAE, M H MAUNDER TAYLOR MSc FRICS FIRPM, R G MAUNDER TAYLOR AMAE MRICS MIRPM
ASSOCIATES: S E MAUNDER TAYLOR MIRPM AssocRICS, B A EWEN MNAEA, J D MELLOR DipSurv Pract

NOTE: These particulars are believed to be correct and do not form part of any offer or contract. Information that cannot be checked readily is as provided by the vendor. Internal measurements are to the nearest 15cm and external measurements are to the nearest metre.

MAUNDER TAYLOR

CHARTERED SURVEYORS ESTATE AGENTS MANAGING AGENTS
1320 High Road, London N20 9HP 020 8446 0011 maundertaylor.co.uk

9 MINERVA WAY, BARNET, EN5 2FJ

Page Four



Council Tax Band : E

Tenure :

Long Leasehold interest : 999 year lease
from 2014

EPC :

A modern energy efficient home benefiting
from solar panels on the roof – a new EPC
has been commissioned (details to follow).



PARTNERS: BR MAUNDER TAYLOR FRICS MAE, M H MAUNDER TAYLOR MSc FRICS FIRPM, R G MAUNDER TAYLOR AMAE MRICS MIRPM
ASSOCIATES: S E MAUNDER TAYLOR MIRPM AssocRICS, B A EWEN MNAEA, J D MELLOR DipSurv Pract

NOTE: These particulars are believed to be correct and do not form part of any offer or contract. Information that cannot be checked readily is as provided by the vendor. Internal measurements are to the nearest 15cm and external measurements are to the nearest metre.