



**BRITISH
PROPERTY
AWARDS**

**2021
2024**

★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT
IN BARNET



Asking Price £479,950

TENURE : FREEHOLD

18 Wellside Close, HIGH BARNET EN5 3DW

Bedrooms : 2

Bathrooms : 1

Reception Rooms : 1

**2 BEDROOM TERRACED
HOUSE**

GAS CENTRAL HEATING

OWN GARDEN

**OFF STREET PARKING 1-2
CARS**

CLOSE TO BARNET HOSPITAL

**CLOSE TO HIGH BARNET
SHOPPING FACILITIES**

Mantlestates

2A Church Hill Road, East Barnet, EN4 8TB

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Website: <https://mantlestates.com/>



This terraced house, located on Wellside Close in Barnet, Hertfordshire, offers a straightforward and functional living space. The property comprises two bedrooms, one bathroom, and a reception room, providing a comfortable setting for residents. The kitchen is designed for practicality, with ample space for essential appliances and storage. The layout of the house ensures efficient use of space, with rooms that are well-proportioned and easy to furnish according to personal taste.

The property does include parking and location offers convenient access to public transport options, making commuting straightforward. Outdoor space is available, providing a modest area for relaxation or gardening. The house is unfurnished, offering a blank canvas for new owners to personalize and make their own.

Barnet is a well-connected area with a variety of amenities nearby. Residents can enjoy local shops, restaurants, and recreational facilities, all within a short distance. The area is served by reliable public transport links, including bus and train services, facilitating easy travel to surrounding areas and central London. The property falls within a community-oriented neighborhood, known for its friendly atmosphere and accessibility.

The energy performance of the property is compliant with current standards, ensuring efficient energy use and cost-effectiveness. This terraced house in Barnet presents a practical living option for those seeking a home in a well-served area, with the flexibility to adapt the space to their needs.

ENTRANCE HALL 6' 2" x 5' (1.88m x 1.52m)

Double glazed front door, carpet, under stairs storage cupboard.

LOUNGE 18' x 11' 4" (5.49m x 3.45m)

Double glazed window to the front aspect, double glazed door to the garden, carpet, radiator.

KITCHEN 11' 8" x 8' 5" (3.56m x 2.57m)

Double-glazed door to the garden, double-glazed window to the rear aspect, wall & base units, gas cooker, gas cooker, extractor, sink drainer with mixer tap, washing machine, tiled floor, radiator, and spotlights.

LANDING 15' 9" x 2' 10" (4.80m x 0.86m)

Double-glazed window to the front aspect, carpet, radiator, and storage cupboard.

REAR BEDROOM 11' 9" x 8' 7" (3.58m x 2.62m)

Double-glazed window to the rear aspect, carpet, radiator, and fitted cupboard.

REAR BEDROOM 12' x 10' 5" (3.66m x 3.17m)

Double-glazed window to the rear aspect, carpet, radiator, and storage cupboard.

BATHROOM 5' 10" x 5' 7" (1.78m x 1.70m)

Double glazed window to the front aspect, panel bath with mixer tap & shower attachment, wash hand basin, radiator, tiled wall, tiled floor, and spotlights.

W/C 6' 8" x 2' 6" (2.03m x 0.76m)

Double glazed window to the front aspect, tiled floor, low-level flush w/c, spotlights, radiator.

GARDEN 58' x 23' (17.68m x 7.01m)

Mainly laid to lawn.

OUTBUILDING 8' x 5' 1" (2.44m x 1.55m)



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<div>67</div>	<div>84</div>
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		
		

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