



BRITISH
PROPERTY
AWARDS

2021
2024

★★★★★

GOLD WINNER

ESTATE AGENT
IN BARNET

Mantlestates.com



estates.com



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£269,950

TENURE : FREEHOLD

Farm Close, High Barnet EN5 3BS

Bedrooms : 1

Bathrooms : 1

Reception Rooms : 1

**ONE BEDROOM END OF
TERRACED HOUSE**

SIDE & REAR GARDEN

SURROUNDED BY GREENERY

**OPEN PLAN KITCHEN /
LOUNGE**

SPACIOUS REAR

SET IN QUIET LOCATION

Mantlestates

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

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



This one-bedroom end-terrace house is located on Farm Close, High Barnet, EN5 3BS. The property is arranged over two floors and has an open-plan ground-floor living arrangement, a first-floor bedroom and a bathroom. It is surrounded by mature trees and greenery, with side and rear garden areas extending around the property. The house is offered chain free.

The kitchen is fitted with white wall and base units, dark work surfaces and tiled flooring. It includes a four-ring gas hob with an integrated oven beneath, a stainless-steel extractor hood, a sink with a mixer tap, and tiled splashback walls with a contrasting dark horizontal band. There is space and plumbing for a washing machine, and the kitchen area also accommodates a tall fridge-freezer. A rear window and glazed external door provide natural light and access to the outside. The ground floor also includes a separate cloakroom with a toilet, wash basin and tiled floor.

The first floor provides a double bedroom with laminate flooring, a radiator and multiple windows, including two roof windows and a side window. The roof windows bring natural light into the room, while the sloping ceiling reflects the upper-floor layout. The bedroom has electrical sockets and wall lighting points. The bathroom is fitted beneath the sloping roof and includes a bath with a shower fitting, a toilet and a tiled floor. Wall tiling is installed around the bath and sanitaryware, and the room has roof windows and a radiator.

Outside, the property benefits from paved areas to the side and rear, together with a larger garden area enclosed by timber fencing. The rear and side garden extends along the property boundary and includes mature trees and established greenery. A separate garden shed is positioned towards the rear. The paved areas provide external circulation and usable outdoor space, while the fencing creates defined boundaries around the garden. The property also has direct external access from the ground-floor kitchen and from the side of the house.

The house is positioned within Farm Close in High Barnet, in a quiet residential setting with surrounding greenery and open grassed areas visible from the property. The address places the property within the High Barnet area of Hertfordshire's wider residential and town setting, with local amenities and services available within the surrounding area.

The property has an EPC rating of C, with a current score of 78 and a potential score of 95.

Nearby location: Farm Close, High Barnet, EN5 3BS.

KITCHEN / LOUNGE: 21' 06" x 9' 00" (6.55m x 2.74m)

LOUNGE AREA: Double glazed window to rear aspect, double glazed window to side aspect, UPVC front door, laminated flooring, spot lights. KITCHEN AREA: Double glazed window to front aspect, wall and floor standing kitchen units, gas hob, extractor, electric oven, plumbed for washing machine, gas central heating boiler, tiled flooring, part tiled walls, radiator.

GUEST WC: 5' 05" x 2' 05" (1.65m x 0.74m)

Low level flush water closet, wash hand basin with mixer tap, extractor, tiled flooring, spot lights.

STAIRS: 4' 07" x 5' 06" (1.40m x 1.68m)

Carpet on stairs.

LANDING: 6' 00" x 2' 09" (1.83m x 0.84m)

Laminated flooring, loft access.

BEDROOM: 10' 02" x 9' 00" (3.10m x 2.74m)

10'02" < 11'08" x 9'00" 2 x sky-light windows to rear aspect, double glazed window to side aspect, radiator, laminated flooring, spot lights.

BATHROOM: 4' 08" x 9' 00" (1.42m x 2.74m)

4'08" < 6'03" x 9'00" 2 x sky-light windows to front aspect, was hand basin with mixer tap in vanity unit, low level flush water closet, panel bath with mixer tap and shower attachment, tiled walls, tiled flooring, extractor.

REAR GARDEN: 52' 00" x 24' (15.85m x 7.32m)

SIDE PATIO AREA: 31' 00" x 19' 02" (9.45m x 5.84m)

FRONT GARDEN: 23' 10" x 27' 00" (7.26m x 8.23m)

Garden Shed.

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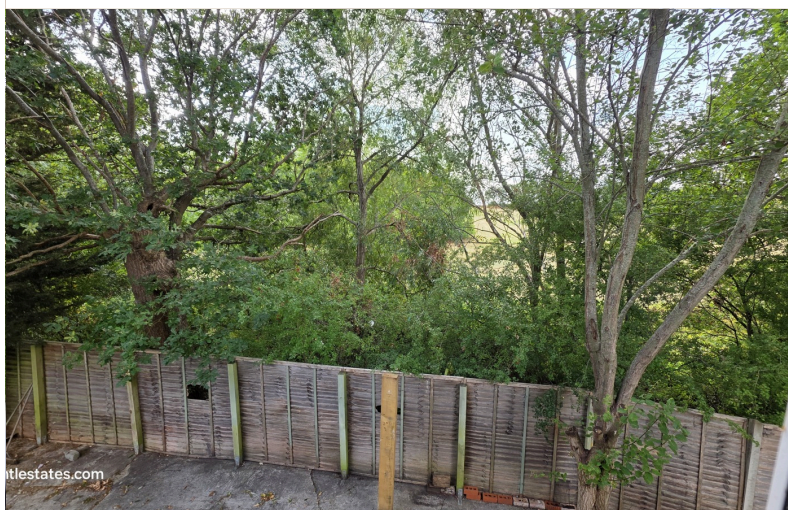
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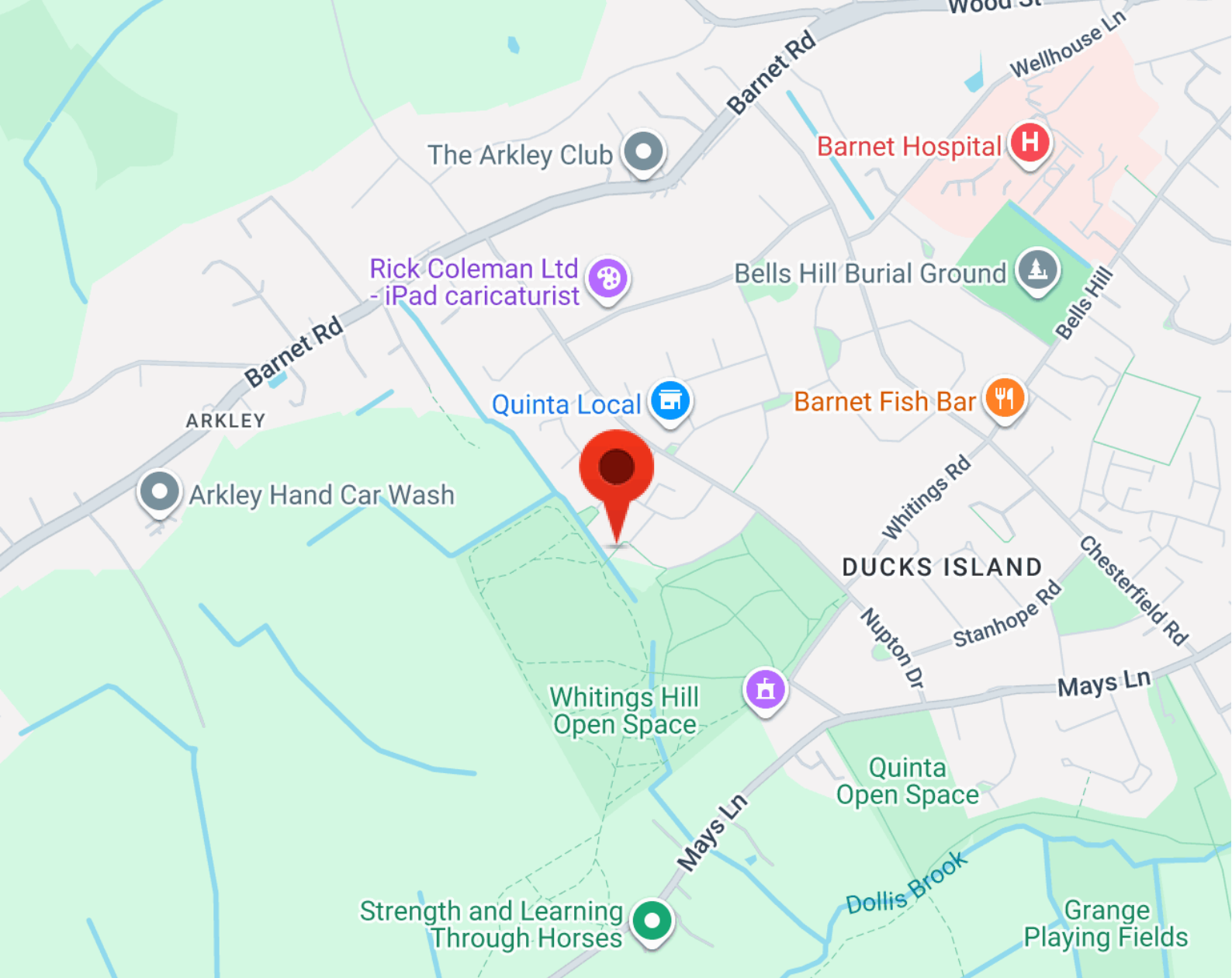
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		95
(81-91) B		
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC 		

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