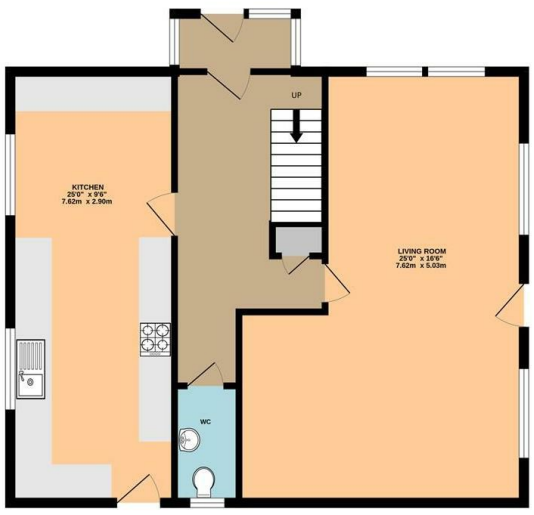
ANDREW WARD EST. 1988
ESTATE AGENTS

1 JULIAN CLOSE, NEW BARNET, BARNET EN5 5NN

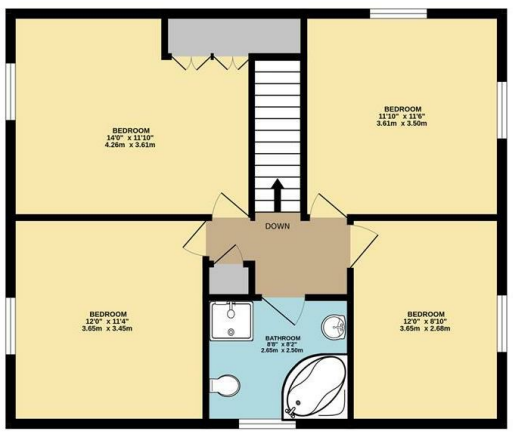
Asking Price £949,950 | Freehold



GROUND FLOOR
768 sq.ft. (71.3 sq.m.) approx.



1ST FLOOR
678 sq.ft. (63.0 sq.m.) approx.



TOTAL FLOOR AREA : 1446 sq.ft. (134.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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All enquiries and negotiations must be carried out through Andrew Ward Estate Agents.

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Property Overview

Situated on a corner plot within the quiet residential cul-de-sac of Julian Close, this unique four-bedroom detached family home offers generous living space and excellent potential. The property was also featured in the movie 23 Walks.

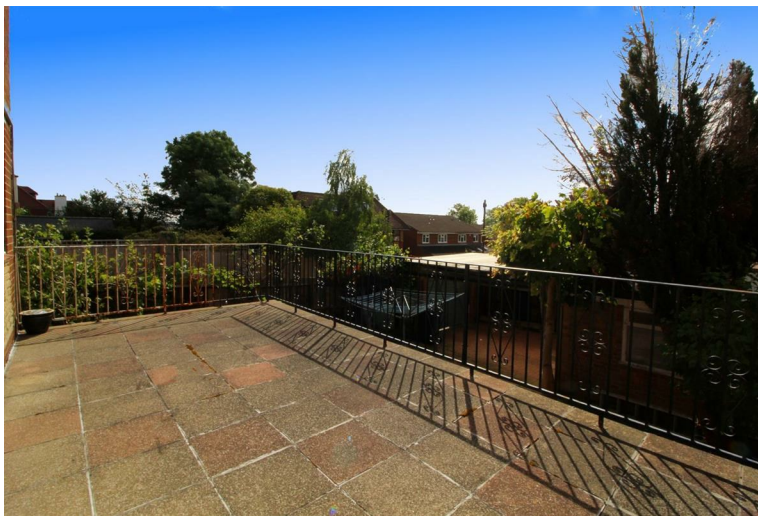
The property comprises a bright and spacious dual-aspect living room with direct access to the garden, featuring a large south-facing terrace with views. There is also a good-sized Shaker-style kitchen complete with Neff appliances.

To the first floor is a master bedroom with fitted wardrobes, three further double bedrooms and a fully tiled three-piece family bathroom with separate shower and a newly fitted towel rail.

Externally, the property benefits from a generously sized front garden, with a separate double garage and carport located to the rear.

Solar panels, loft insulation and a brand new boiler has elevated the EPC rating to C.

Must be seen for development potential. Within the catchment area for Queen Elizabeth Girls' Secondary School and Cromer Road Primary School.









Property Features

- LIVING ROOM - 25'0 X 16'6
- KITCHEN - 25'0 X 9'6
- GARAGE
- FAMILY HOME
- DEVELOPMENT POTENTIAL STPP
- BEDROOM 1 - 14'0 X 11'10
- BEDROOM 2 - 12'0 X 11'4
- BEDROOM 3 - 11'10 X 11'6
- BEDROOM 4 - 12'0 X 8'10

Agents Notes

Further benefits include downstairs w/c, ample storage cupboards. This property has a lot of development potential subject to planning permission.

Julian Close is in close proximity to King George's fields, Tudor Park, Hadley Wood and High Barnet High street with all of its local shops, cafes and restaurants. The property is in easy walking distance to High Barnet (Northern line) and New Barnet (Overground).