

Minotaur Drive, Barnet, EN5

3 Bedrooms 2 Bathroom 2 Reception

£675,000










Adam Hayes - North Finchley Office - Sales 365 Ballards Lane, North Finchley, London, N12 8LL

Tel: 020 8445 4008 Email: info@adam-hayes.co.uk Web: www.adam-hayes.co.uk

# Minotaur Drive, Barnet, EN5

## £675,000

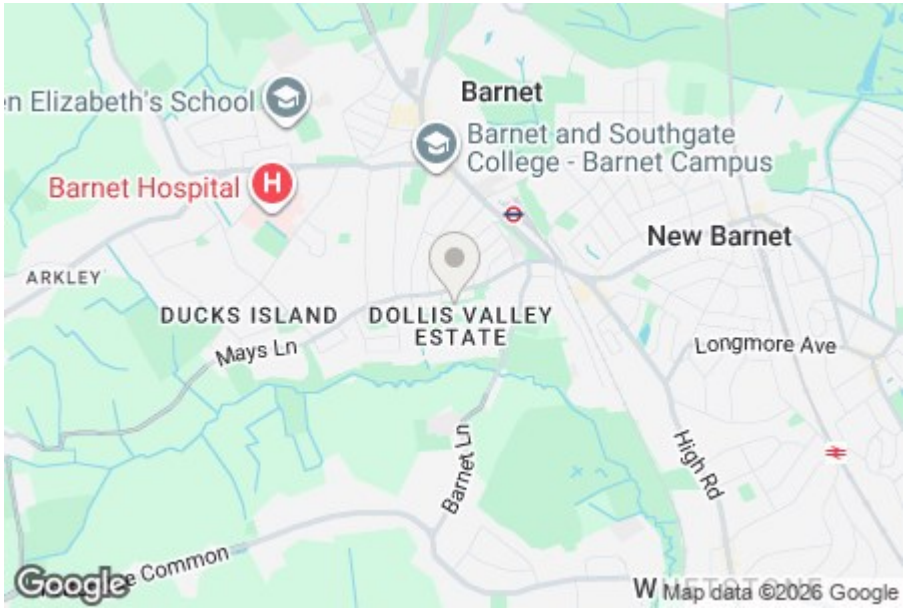
3 Bedrooms | 2 Bathrooms | 2 Receptions

### Key Features

- Three Bedrooms
- Two Bathrooms (One En-Suite)
- Modern Kitchen/Dining Room
- Southerly Facing Garden
- Juliette Balcony
- Driveway

### Other Information

Tenure: Leasehold
Years Remaining: 993 Years
Ground Rent: £200.00 P/A
Service Charge: Zero
Council Tax Band: E

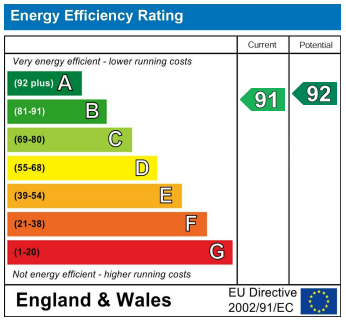



### Nearest Stations

| | |
|---|---|
| High Barnet Station | 0.4 miles |
| New Barnet Station | 1.1 miles |
| Totteridge & Whetstone Station | 1.4 miles |

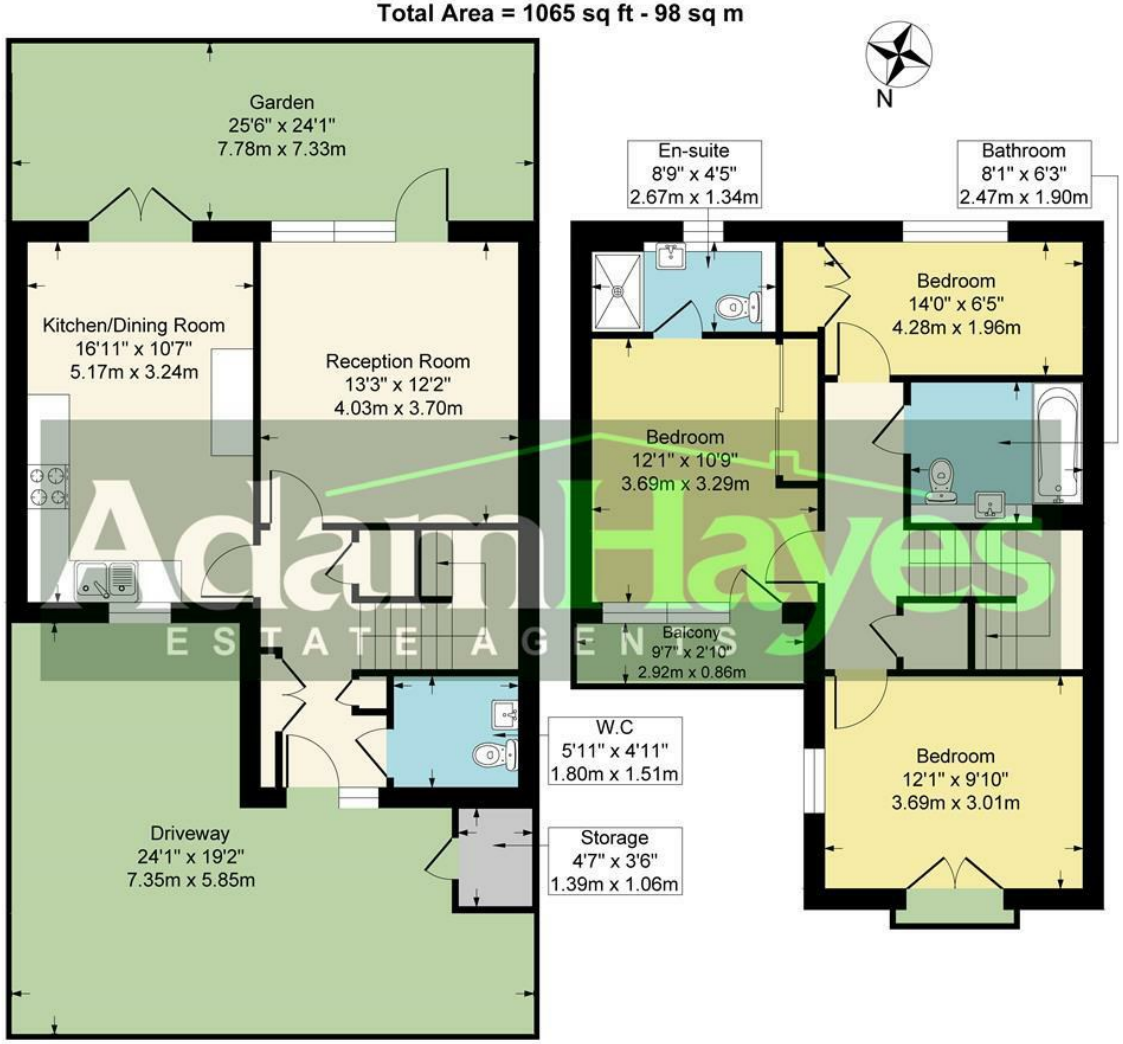
### Property Description

Situated in this sought-after modern development is this contemporary three-bedroom, two-bathroom mid-terraced family home. This exceptional property offers bright and well-proportioned accommodation throughout, beginning with a welcoming entrance hall, guest cloakroom, and useful storage cupboard. To the rear, there is a spacious reception room with direct access to the private garden, alongside a stylish and well-appointed kitchen/dining room featuring integrated appliances and further access to the southerly facing garden. The first floor comprises a superb principal bedroom with en-suite shower room and access to a private balcony, a second double bedroom with a Juliet balcony, a well-sized third bedroom, a contemporary family bathroom and additional storage. Externally, the property benefits from off-street parking to the front, an external storage cupboard, and a private rear garden complete with a sun terrace and garden shed. Further benefits include the remainder of the NHBC warranty, providing added peace of mind. There are shops, cafés and restaurants, with The Spires and Everyman Cinema nearby, as well as High Barnet Underground Station (Northern Line, Zone 5) providing direct links into Central London.




Adam Hayes - North Finchley Office - Sales 365 Ballards Lane, North Finchley, London, N12 8LL
Tel: 020 8445 4008 Email: info@adam-hayes.co.uk Web: www.adam-hayes.co.uk

**Approximate Gross Internal Area = 1049 sq ft - 97 sq m**
**Storage Area = 16 sq ft - 1 sq m**
**Total Area = 1065 sq ft - 98 sq m**




Adam Hayes
ESTATE AGENTS

Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or prospective tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey, not tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.