

Minerva Way  
High Barnet, Hertfordshire, EN5 2FJ  
Price guide £550,000 Leasehold

**STATONS**

2 Bedrooms | 1 Bathrooms | 1 Reception  
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Minerva Way  
High Barnet, Hertfordshire  
EN5 2FJ



\*\*\*Open Day - Saturday 4th June - 2:00pm - 4:00pm - By Appointment only\*\*\*

We are delighted to offer for sale this beautifully presented 2 double bedroom modern house that is situated on the recently built Brook Valley Gardens development. This fabulous home offers bright spacious accommodation throughout which includes a welcoming entrance hall, large open plan living/dining/kitchen with integrated appliances, guest w.c, utility cupboard and a storage cupboard on the ground floor. The first floor has 2 large double bedrooms, a modern family bathroom and a storage cupboard. Externally there is a neat rear garden and driveway at the front for 2 vehicles. The property also comes with the added comfort of a NHBC guarantee with 9 years remaining and solar roof panels.

High Barnet Underground station is approximately 10 minutes walk away

For more [houses for sale in Barnet](#) please call our Barnet team on 0208 449 3383 .

The accommodation comprises:

GROUND FLOOR, Hallway, Storage Cupboards x 2, Guest W.C, Living/Dining/Kitchen, FIRST FLOOR, Bedroom 1, Bedroom 2, Bathroom, EXTERIOR, Rear Garden, Driveway For 2 Cars

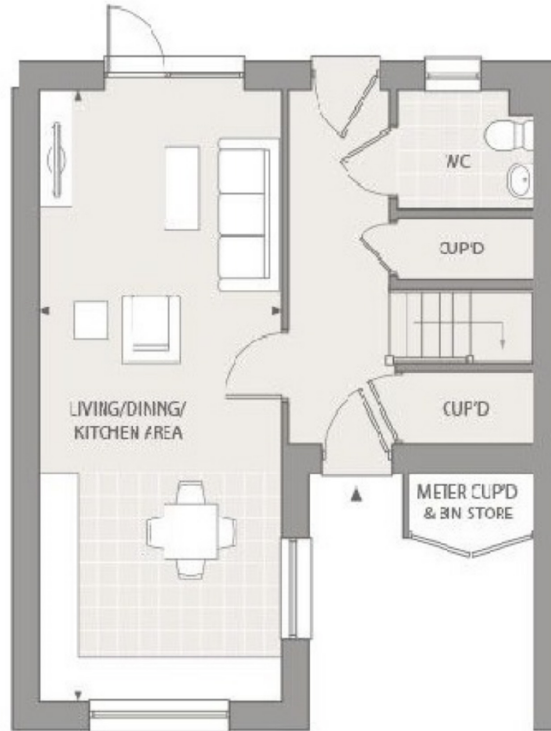


## Mirror Image

### Ground Floor

#### LIVING/DINING/KITCHEN AREA

8.00m x 3.55m (26'3" x 11'7")



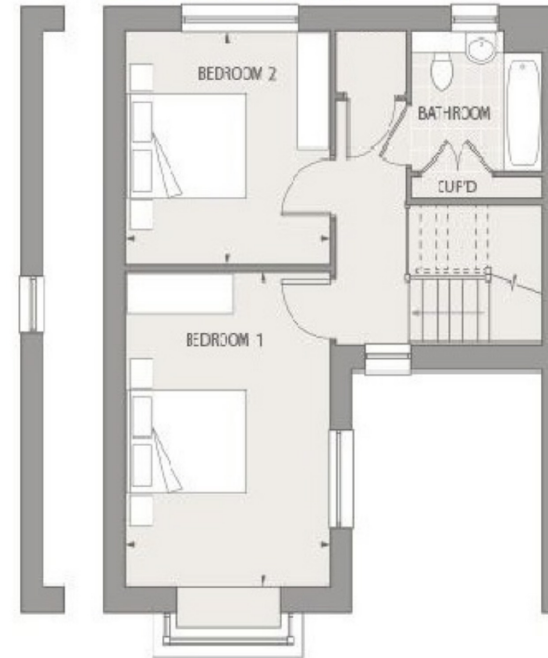
### First Floor

#### BEDROOM 1

4.50m x 3.55m (14'9" x 11'7")

#### BEDROOM 2

3.55m x 3.35m (11'7" x 10'11")



## TOTAL INTERNAL AREA

91 sq.m (986 sq.ft)

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
101-155 <b>A</b>	89	91	101-155 <b>A</b>	1	1
81-100 <b>B</b>			81-100 <b>B</b>		
61-80 <b>C</b>			61-80 <b>C</b>		
41-60 <b>D</b>			41-60 <b>D</b>		
21-40 <b>E</b>			21-40 <b>E</b>		
1-20 <b>F</b>			1-20 <b>F</b>		
1-10 <b>G</b>			1-10 <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

#### DISCLAIMER:

In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate. All dimensions include wardrobe spaces where applicable.

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