



South Close,
Barnet EN5

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Situated in this sought-after location, this fabulous three bedroom, three reception room home offers circa 1310 sq ft of bright, modern and versatile accommodation arranged over three floors. The property has scope to extend to the loft subject to planning permission and can also be easily set up as a four bedroom if required by using one of the reception rooms as a further bedroom.

The ground floor comprises welcoming hallway and wonderful fitted kitchen/breakfast room with bi-fold doors on to the beautiful rear garden and a guest cloakroom. The first floor has spacious lounge, dining room and study giving ample space to unwind. On the second floor there are three bedrooms and a lovely family bathroom with a separate shower. The rear garden has a lovely paved seating area to the immediate rear ideal for outdoor entertaining and al fresco dining with the remainder being laid mainly to lawn. The frontage provides off street parking and access to the garage.

South Close is ideally positioned at the end of a cul-de-sac, yet within easy reach of High Barnet High Street, where you have the Northern Line tube station and a wonderful selection of cafes, restaurants, The Everyman Cinema and 'The Spires' shopping centre. Alternatively New Barnet Main Line station, and Hadley Wood Station are all within easy reach. There is a very useful short cut pathway in the road which makes getting to the High Street and Tube much quicker and some lovely countryside walks all on your doorstep. The area has many highly regarded schools both private and state.



Council Tax - E
Local Authority: London Borough of
Barnet
Tenure: Freehold



Please contact the Barnet Office on 020 8449 3383
barnet@statons.com























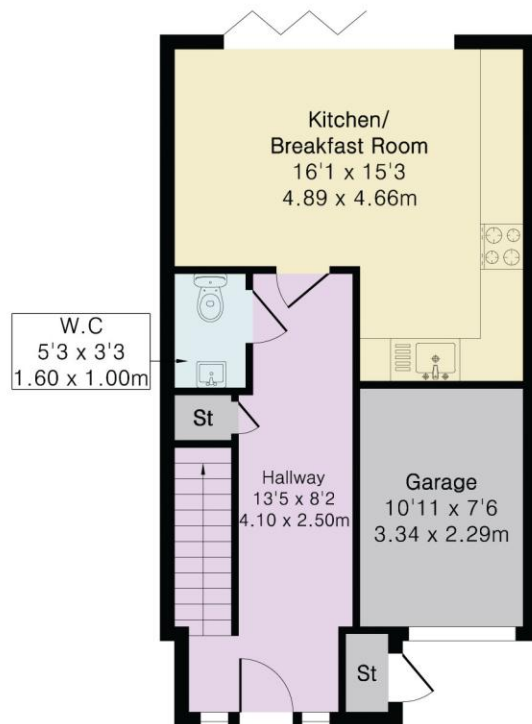


Approximate Gross Internal Area 1315 sq ft - 123 sq m

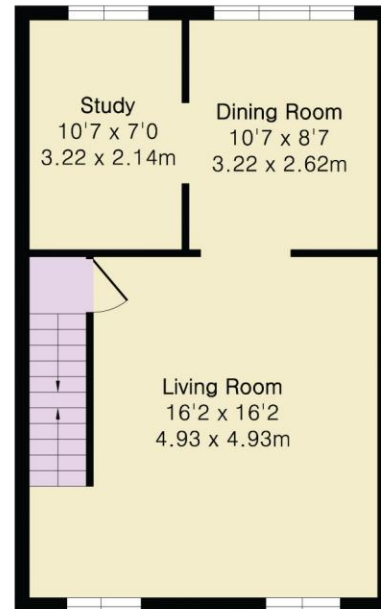
Ground Floor Area 463 sq ft – 43 sq m

First Floor Area 426 sq ft – 40 sq m

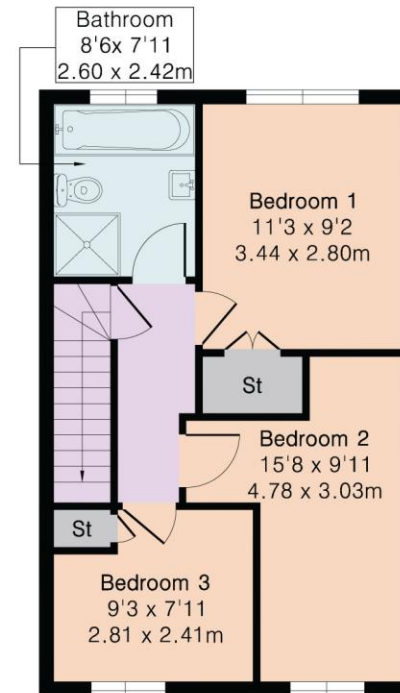
Second Floor Area 426 sq ft – 40 sq m



Ground Floor



First Floor



Second Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		74 C	85 B

