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**Pearson Close
Barnet**

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Pearson Close, Barnet, EN5 5NE

NO ONWARD CHAIN. This fabulous semi detached home boasts, two bedrooms, two bathrooms, conservatory, rear garden, garage and off street parking.

Ideally located for the commuter, with both High Barnet underground station (Northern Line) and New Barnet mainline stations within easy reach, and the area is also well served by numerous bus routes. The area has many well regarded schools both private and state.





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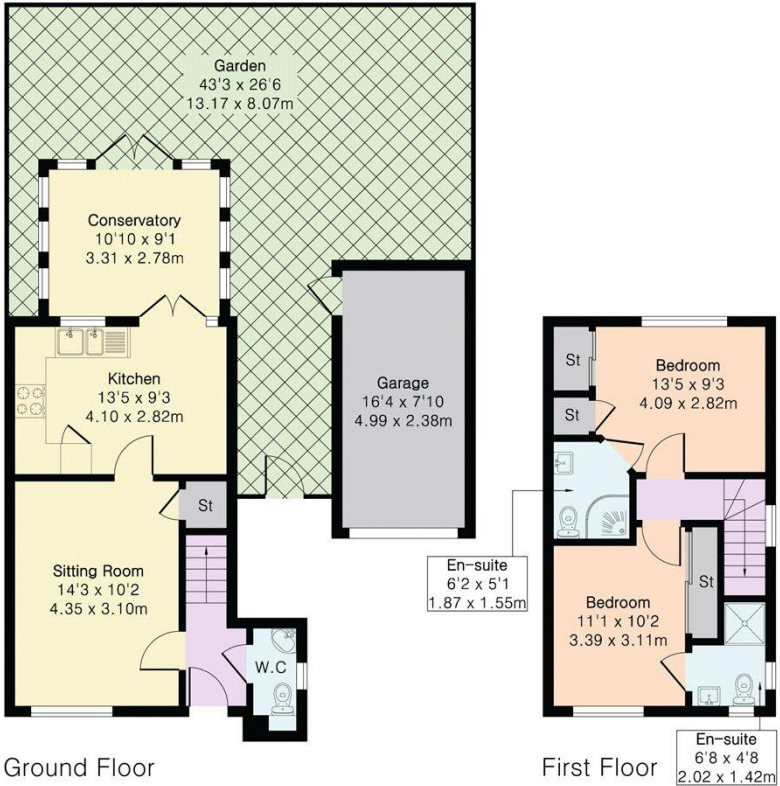
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Approximate Gross Internal Area 782 sq ft - 73 sq m
(Excluding Garage)

Ground Floor Area 460 sq ft – 43 sq m
First Floor Area 322 sq ft – 30 sq m
Garage Area 128 sq ft – 12 sq m



Ground Floor

First Floor

Local Authority: Barnet
Council Tax band: D
Tenure: Freehold



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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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