

Minotaur Drive
Barnet

Minotaur Drive, Barnet, EN5 2FS

A contemporary four double bedroom, three bathroom family home, built in 2018 and arranged over three floors, offering over 1,700+ Sq Ft of versatile living space.

The property opens into a welcoming entrance hall, leading to a spacious ground floor W/C and a practical utility cupboard, equipped with washing machine and separate dryer. Continuing the ground floor is a marvellously modern kitchen/dining room, providing ample space for family dining and entertaining. French patio doors open out onto the rear garden, which features a patio area.

The first floor comprises a bright and airy living room dual aspect windows and access to the private balcony. Additionally on this floor there are two well-proportioned double bedrooms, as well as a separate and a fully tiled family bathroom.

The second floor hosts an impressive principal bedroom suite, complete with a walk-in wardrobe and a sleek en-suite bathroom. A further double bedroom with its own en-suite completes this level.

Externally, the property benefits from a private, mostly covered driveway providing off-street parking for two vehicles.

Perfectly located just 0.4 miles from High Barnet Underground Station (Northern Line), the property is within easy reach of a range of local amenities, including The Spires Shopping Centre, Everyman Cinema, Dollis Brook green space, and a variety of shops, restaurants, and cafés. This home is situated near some excellent schools: QEs boys school, QEs girls school & St. Catherines schools to name a few.





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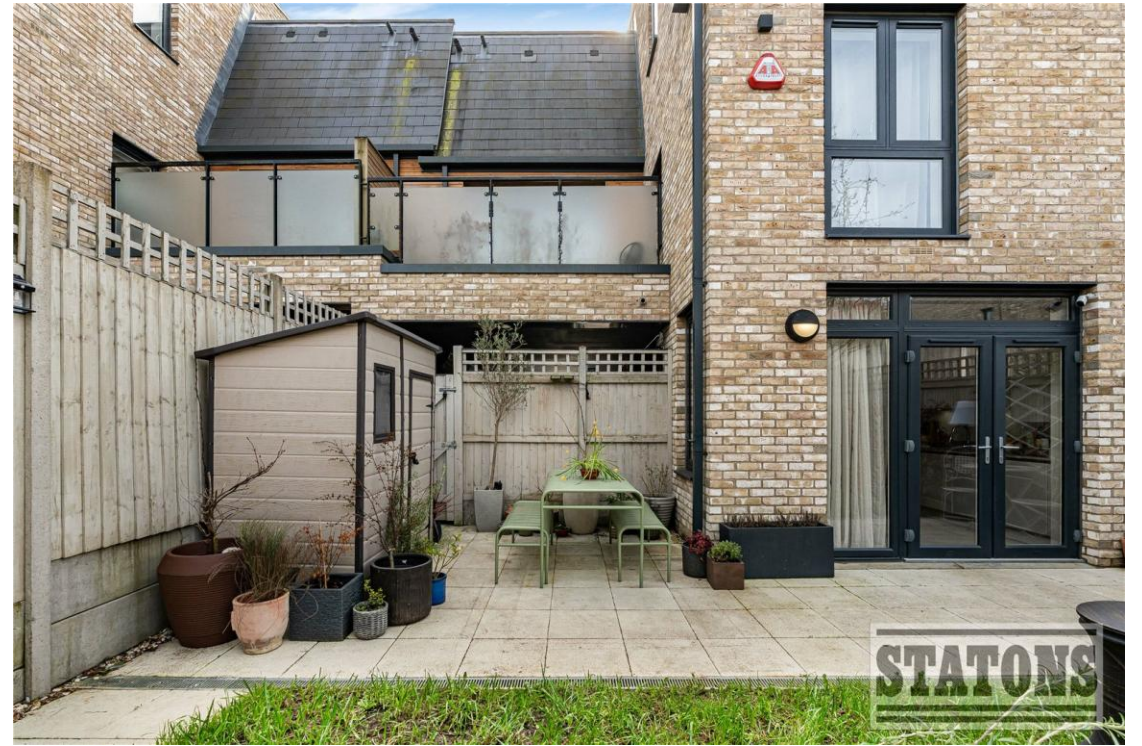








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**Approximate Gross Internal Area 1707 sq ft - 159 sq m
(Excluding Outbuilding)**

Ground Floor Area 374 sq ft – 35 sq m
 First Floor Area 698 sq ft – 65 sq m
 Second Floor Area 635 sq ft – 59 sq m
 Outbuilding Area 28 sq ft – 3 sq m



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

Score	Energy rating	Current	Potential
92+	A	93 A	94 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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.



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