

Vincent Close

Barnet



Vincent Close, Barnet, EN5 5NR

A recently renovated and spacious 4-bedroom property with 3 large double bedrooms, mature garden with side access, off-street parking and a garage, nestled in a peaceful cul-de-sac in the catchment of outstanding primary and secondary schools, with room to extend internally and upwards STPP.

The property is within the catchment area of Monkey Hadley Primary School, which was recently rated outstanding in every category. It is also within catchment of Ark Pioneer Academy secondary school, which was recently rated outstanding in every category.

The property is idyllic for those who love nature; its mature back garden feels like a calm oasis, and is wonderful for relaxing in the evening or for children to play in and explore. It is 130 metres from King George Fields, which back onto Monken Hadley Common and Hadley Woods, which lead to Jack's Lake.

It is also just 300 metres from Tudor Park, with its open green space, basketball and tennis courts, foot golf course, and very well-equipped playground including a pirate-ship replica.

The air quality is excellent as Vincent Close is a quiet cul-de-sac, surrounded by nature, off Tudor Road, which is not a cut-through to anywhere, so only residents come down the road, meaning there is very little vehicle pollution.

The close itself is a wonderful community; there are no problematic neighbours. It is the place where your neighbours will look out for you, help you out if you need it, with community events like Christmas drinks and snacks on the close. You won't need to go more than a few steps to find someone who will feed your cat while you are away or water your plants.

The property benefits from a spacious open-plan downstairs area, which provides excellent flexibility for both formal entertaining and family living, as well as a utility room and downstairs WC.

Upstairs there are 3 large double bedrooms, a single bedroom, a toilet and a bathroom. There is scope to extend into the garage downstairs and add one or two bedrooms and a bathroom in a loft without losing a bedroom STPP.

The property is within walking distance of both High Barnet underground station and New Barnet rail station, and is conveniently located for the amenities of Barnet High Street and The Spires, with a great selection of shops, cafés and restaurants nearby.

The property has been recently completely renovated throughout, with a new boiler fitted and upgraded electrics.



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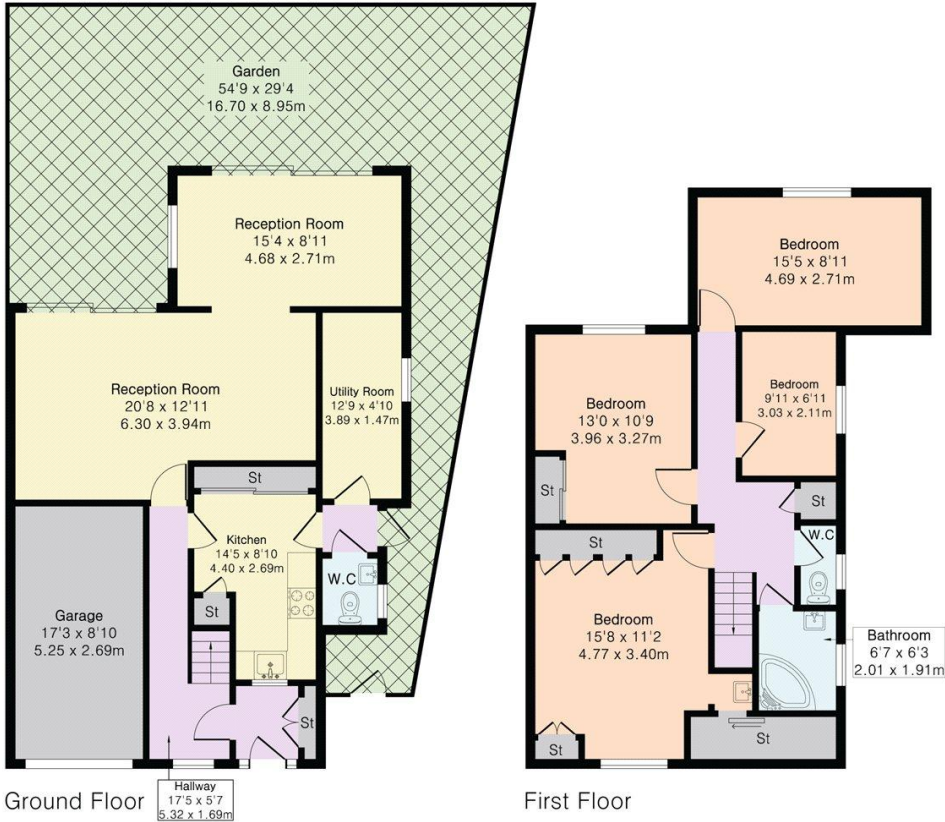


STATIONS



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Approximate Gross Internal Area 1649 sq ft - 153.20 sq m
(Including Garage)
Garage Area 152 sq ft – 14.12 sq m



Local Authority: Barnet
Council Tax band: F
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		
69-80	C		80 C
55-68	D	64 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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