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Regina Close
Barnet

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Regina Close, Barnet, EN5 4DR

NO ONWARD CHAIN. Positioned in a sought after close this three bedroom semi detached house in need of some modernisation.

The ground floor comprises welcoming reception hallway, lounge, dining room, study, kitchen and guest wc. On the first floor there are three bedrooms serviced by a spacious shower room. The rear garden has a paved seating area to the immediate rear with the remainder laid mainly to lawn, side access, garden shed. The garage is approached from the rear of the property and has a door at the rear to access the garden.

Enviably located within walking distance of 'The Spires' with its large selection of shops, restaurants and coffee shops. High Barnet tube station (Northern Line) is within close proximity as is New Barnet overground station. Barnet has many renowned highly regarded schools such as Q.E boys school, Q.E girls school, Fould's and Christchurch.





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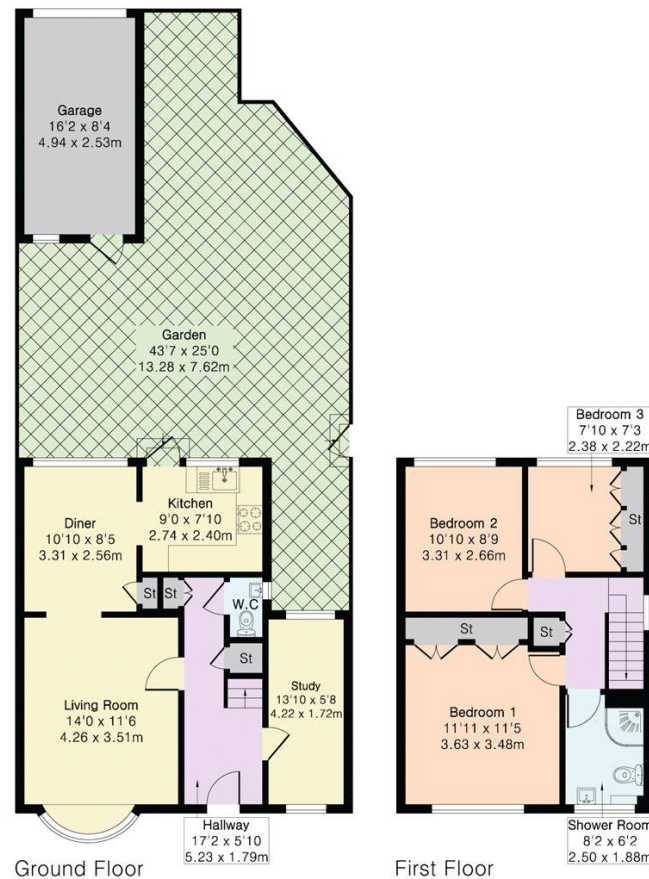


Approximate Gross Internal Area 995 sq ft - 93 sq m
(Excluding Garage)

Ground Floor Area 545 sq ft - 51 sq m

First Floor Area 450 sq ft - 42 sq m

Garage Area 135 sq ft - 12 sq m



Local Authority: Barnet
Council Tax band: E
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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	67 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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