



Regina Close, Barnet, EN5

Asking Price: £750,000

Freehold

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An attractive well-presented extended Georgian style three double bedroom semi-detached family house set within a cul-de-sac location backing Queen Elizabeth Boys Grammar school, with Foulds and Christchurch primary together with QE Girls school nearby and well placed for Barnet Town Centre.

The property features a stylish full width rear extension forming a fabulous kitchen breakfast room with quartz topped island, integrated appliances and Bi-Fold doors to garden, further accommodation comprises, a front aspect reception room, ground floor wc, three double bedrooms, family bathroom and further shower room to first floor.

Front and rear gardens provide pleasant low maintenance external space with paved patio, artificial lawn and a garage is located opposite en-bloc

Ideally located close to High Barnet town centre providing easy access to High Street shops, bars and restaurants together with the Spires shopping precinct housing Waitrose H&M and Anytime Fitness gym. High Barnet underground (Northern Line Zone) sits close by as do a number of local primary and secondary schools to include Foulds & Christchurch primary, QE girls secondary and Barnet's brand new Ark Pioneer Academy.

- **SEMI DETACHED FAMILY HOUSE**
- **THREE BEDROOMS**
- **EXTENDED KITCHEN BREAKFAST ROOM**
- **SEPARATE RECEPTION ROOM**
- **GROUND FLOOR WC**
- **FAMILY BATHROOM**
- **SHOWER ROOM**
- **FRONT & REAR GARDENS**
- **GARAGE**
- **COUNCIL TAX BAND E**



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Approximate Area = 1152 sq ft / 107 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n2checon 2024. Produced for Hunters Property Group. REF: 1105323











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Disclaimer

The agent has not checked any apparatus, fixtures or fittings or services and cannot verify they are in working order or fit for their purpose. Neither has the agent checked the legal documentation to verify the Freehold / Leasehold status of the property. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property.

Reference: **BRN210337**