



**Denton Close, Barnet, EN5**

**Asking Price: £475,000**

*Freehold*

# Denton Close, Barnet, EN5

A chain free two bedroom house with scope to extend (stpp) 57ft garden and front off street parking located approximately one mile from Barnet town centre and moments from Whiting's Hill primary school.

Accommodation comes with gas central heating, upvc double glazing and is accessed in entrance hall with good storage space and comprises through reception room, rear aspect kitchen and conservatory with garden access, ground floor wc/shower room, two bedrooms and three piece bathroom.

The property is well placed for highly regarded schools to include Ofsted's Whiting's Hill Primary, QE Boys Grammar and Girls secondary together with Barnet's brand new Ark Pioneer Academy and sits approximately one mile from Barnet Town Centre providing an array High Street shops, The Spires shopping precinct housing Waitrose with High Barnet Underground station serving trains to London's West End and City.

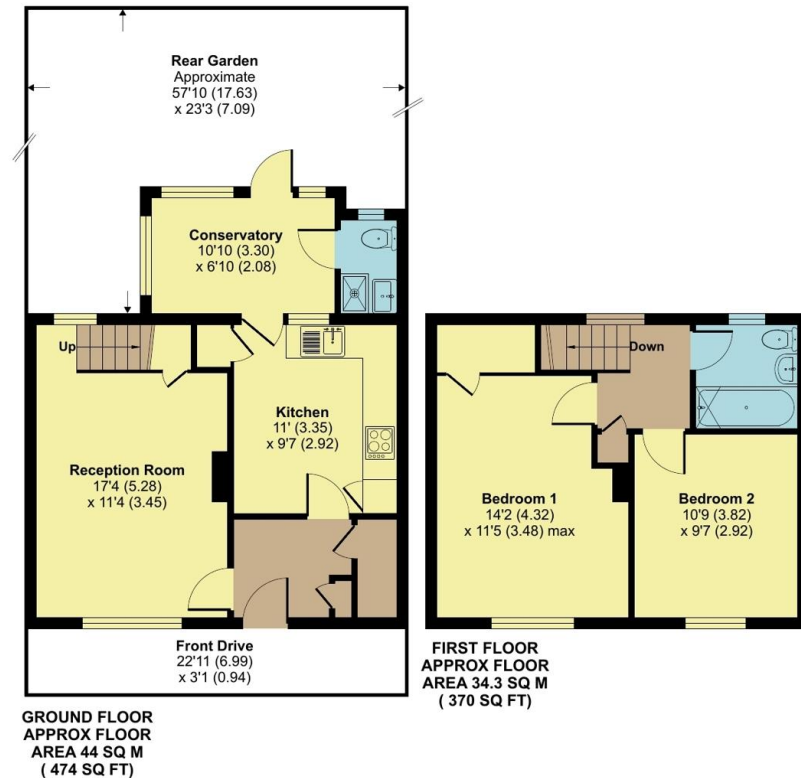
- **CHAIN FREE FAMILY HOUSE**
- **TWO DOUBLE BEDROOMS**
- **SPACIOUS RECEPTION ROOM**
- **KITCHEN**
- **CONSERVATORY**
- **GROUND FLOOR WC/SHOWER**
- **THREE PIECE BATHROOM**
- **57ft GARDEN**
- **FRONT OFF STREET PARKING**
- **UPVC DOUBLE GLAZED & GAS CENTRAL HEATING**
- **COUNCIL TAX BAND D**



## Denton Close, Barnet, EN5

Approximate Area = 844 sq ft / 78.4 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: 1100707











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>50</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## Hunters Barnet

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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: BRN240108**