



**Bryant Close, Barnet, EN5**

**Asking Price: £500,000**  
*Freehold*



# Bryant Close, Barnet, EN5

This chain-free three-bedroom family home is set within a quiet residential development next to the new Brook Valley Gardens. Ideally located just a short distance from High Barnet's High Street, it offers easy access to a wide selection of shops, bars, restaurants, and The Spires Shopping Centre, home to Waitrose and H&M. High Barnet Underground Station (Northern Line, Zone 5) is just moments away, making it ideal for commuters.

Families will appreciate the excellent local education options, including St Catherine's RC Primary, as well as QE Boys' Grammar School, QE Girls' School, and Ofsted 'Outstanding'-rated Ark Pioneer Academy and Whiting's Hill Primary.

The property is accessed via a front garden and entrance lobby and offers well-proportioned accommodation, including a front-facing reception room with a feature fireplace, a spacious kitchen/breakfast room with integrated appliances (fridge-freezer, dishwasher, washing machine, and tumble dryer), and a ground floor WC.

Upstairs comprises three bedrooms and a modern three-piece bathroom. To the rear, a 29ft private garden provides direct access to both a rear entrance and a garage.

- **THREE BEDROOM HOUSE**
- **CHAIN FREE**
- **SPACIOUS RECEPTION**
- **FITTED KITCHEN**
- **INTEGRAL APLIANCES**
- **GROUND FLOOR WC**
- **THREE PICE BATHROOM**
- **29ft GARDEN**
- **GARAGE**

## 4 Bryant Close

Approximate Gross Internal Area = 65.3 sq m / 703 sq ft

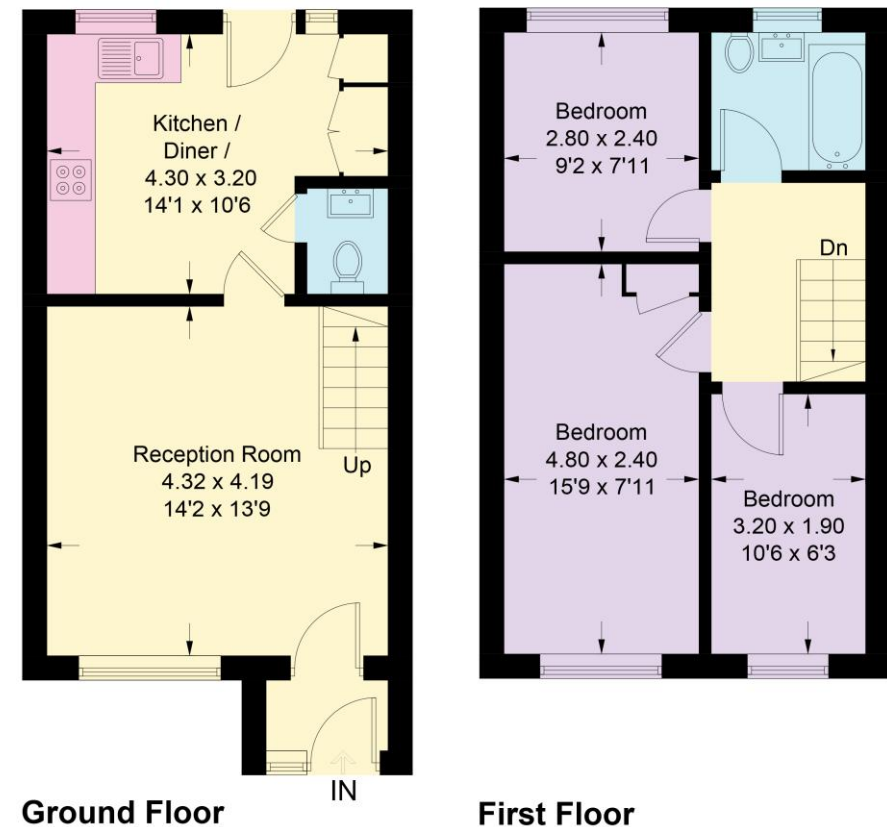


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1216452)













Score	Energy rating	Current	Potential
92+	A		114 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		

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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: BRN250040**