



Hill Close, Barnet, EN5

Asking Price: £500,000
Freehold

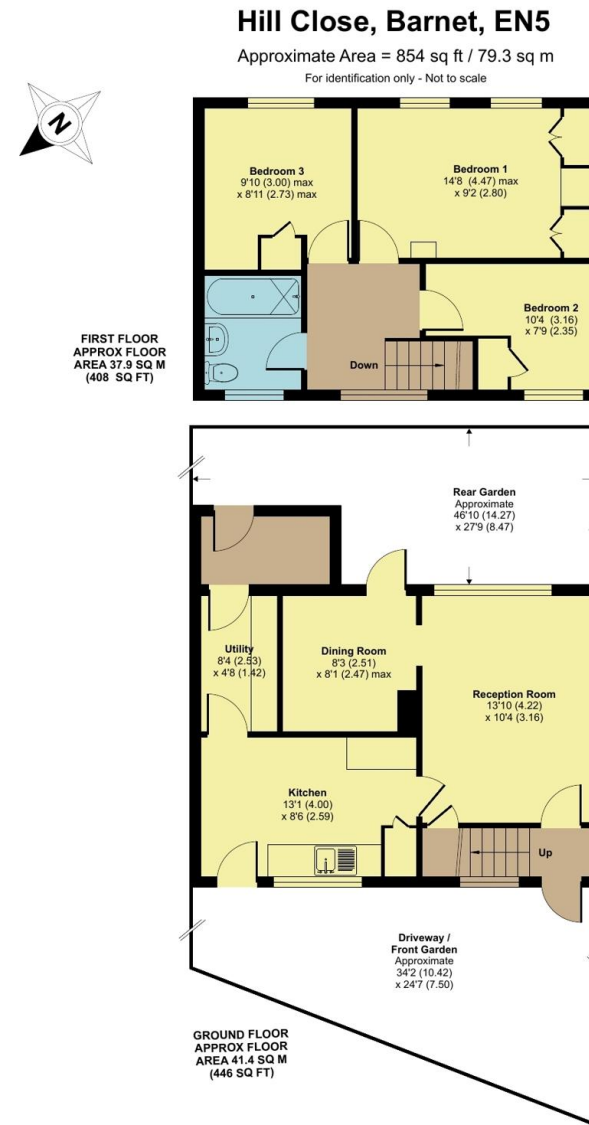
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A chain-free three-bedroom house requiring modernisation, offering scope to extend (STPP), with a 46ft rear garden and off-street parking to the front. Ideally located approximately one mile from Barnet town centre and moments from Whiting's Hill Primary School.

The accommodation benefits from gas central heating and UPVC double glazing. Entry is via a hallway with stairs to the first floor and can also be entered by an additional entrance to front into kitchen. The property features a rear-aspect reception room and an adjacent dining area with direct access to the garden. There is also a front-aspect kitchen with a secondary entrance, a utility area, three bedrooms, and a three-piece bathroom suite.

Situated within easy reach of highly regarded schools including Whiting's Hill Primary, QE Boys Grammar, QE Girls, and Ark Pioneer Academy, the property is conveniently located near Barnet Town Centre. The town offers a wide range of High Street shops, The Spires Shopping Centre with a Waitrose supermarket, and excellent transport links via High Barnet Underground Station, providing direct services into London's West End and City.

- **FAMILY HOUSE**
- **REQUIRING MODERNISATION**
- **THREE BEDROOMS**
- **TWO RECEPTION ROOM**
- **KITCHEN**
- **UTILITY**
- **BATHROOM**
- **46ft GARDEN**
- **FRONT OFF STREET PARKING**
- **CHAIN FREE**



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hunters - Barnet & Whetstone. REF:1315074









Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Hunters Barnet

41 High Street
High Barnet
Barnet
Hertfordshire
EN5 5UW

T: 020 8441 3377 (sales) | 8441 6969 (lettings)

E: info@hunters-barnet.co.uk

www.hunters-barnet.co.uk

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: BRN250218