



Pearson Close, Barnet, EN5

Asking Price: £625,000

Freehold

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This attractive semi-detached house forms part of a charming small development and is ideally positioned for both bus and rail links. The property benefits from a single garage with driveway parking and a low-maintenance rear garden.

Well located, the home is within easy reach of both High Barnet Underground Station and New Barnet mainline station, offering fast and convenient access to the West End and the City. Regular 184 & 383 bus routes run nearby, and local amenities include a range of shops, an Everyman cinema, and the recently opened Victoria Park Leisure Centre. High Barnet town centre is also less than a mile away.

The accommodation comprises a front-aspect lounge, a kitchen/breakfast room, ground floor guest WC, and a conservatory. Both bedrooms are generously sized and each benefits from its own en-suite shower room.

Families are well catered for with a selection of highly regarded primary and secondary schools nearby, including Cromer Road Primary and Queen Elizabeth's School for Girls, with Ark Academy Queen Elizabeth's School for Boys also within easy reach.

- **SEMI DETACHED HOUSE**
- **TWO BEDROOMS**
- **LOUNGE**
- **KITCHEN BREAKFAST ROOM**
- **CONSERVATORY**
- **TWO EN-SUITES**
- **GROUND FLOOR WC**
- **DRIVE & GARAGE**
- **GARDEN**
- **CHAIN FREE**

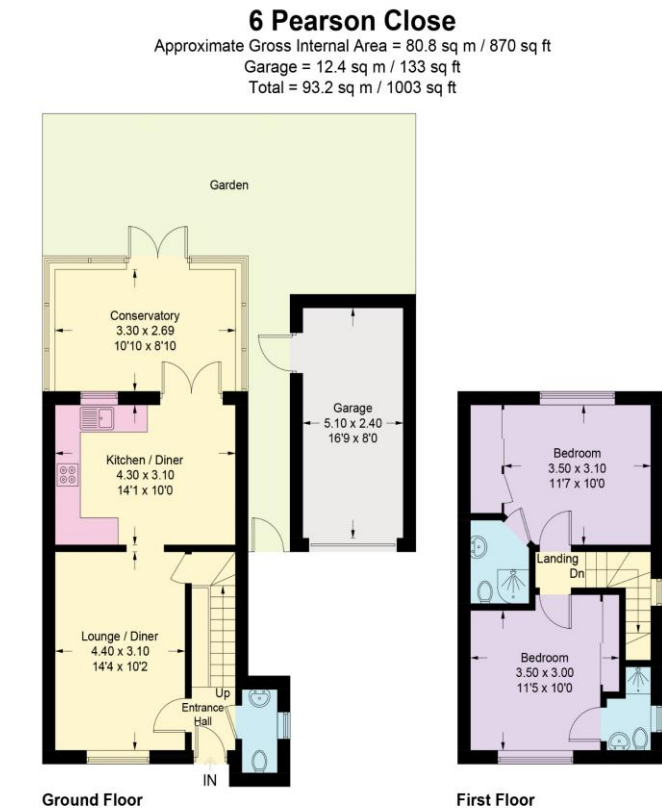
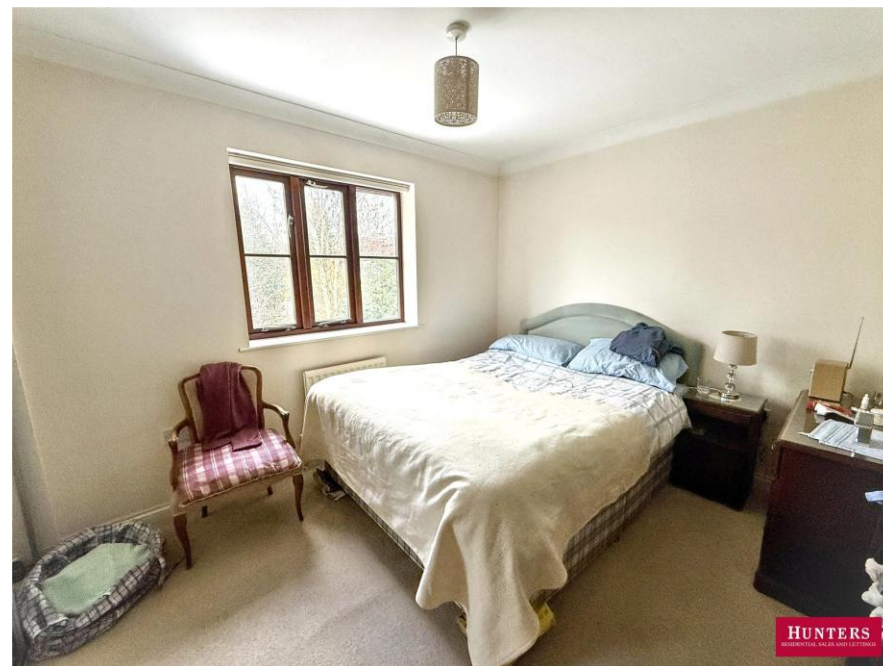


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1270955)







| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 84 B |
| 69-80 | C | | |
| 55-68 | D | 65 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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Disclaimer

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Reference: BRN260020