



**Snowberry Close**

, Barnet, EN5 5FS

£640,000

 4  2  1  B

## Snowberry Close

, Barnet, EN5 5FS

An impressive contemporary townhouse offered for sale with no upward chain and situated in this secure, gated yet central cul-de-sac location within a short walk of High Barnet town centre, local schools and the Northern Line underground as well as being close to green open space. The versatile accommodation totals approx 1400 sq ft and is arranged over levels with the ground floor consisting of a fitted kitchen/breakfast room and a shower room. The first floor has a lounge with a fireplace and double bedroom/ further reception room, the top floor provides 3 bedrooms with an en suite shower to the master and a family bathroom. There is also an integral garage with off street parking to the front and a private, secluded rear garden. EPC: B

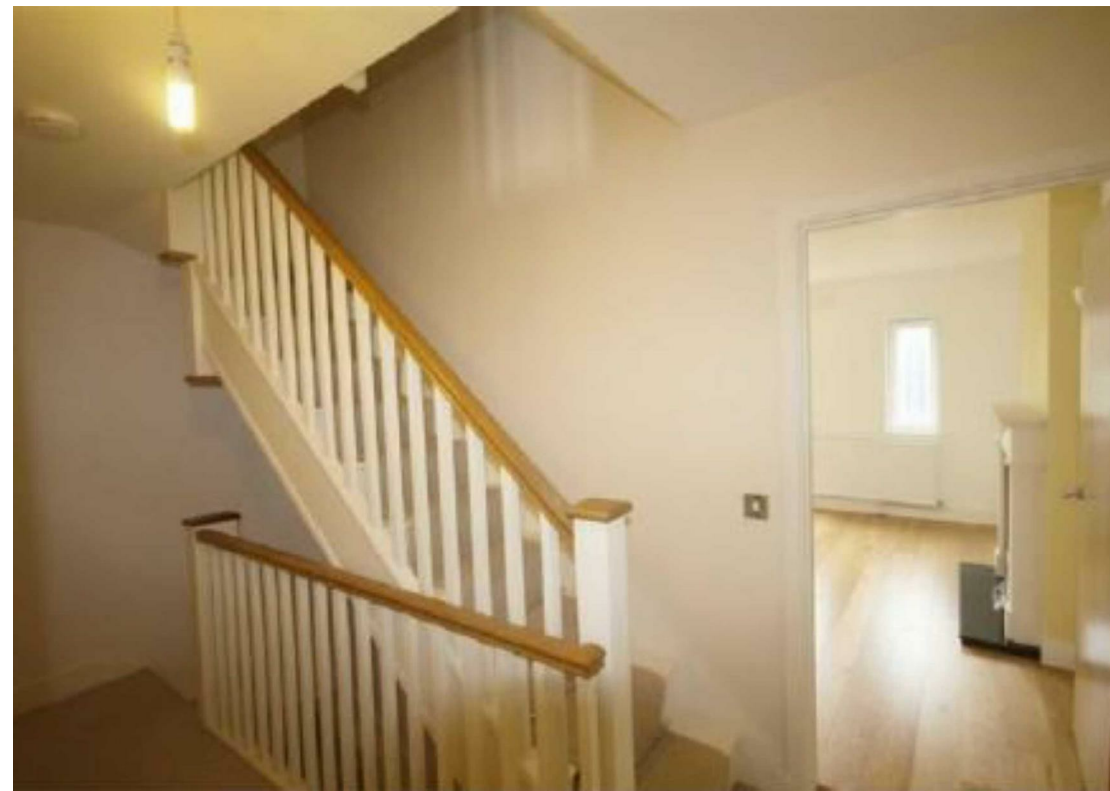
### Hallway

### Ground Floor WC/ Shower Room

### Kitchen/ Breakfast Room

10'0" x 13'9" (3.05 x 4.20)

### First Floor Landing





**Lounge**  
14'2" x 13'9" (4.34 x 4.20)

**Bedroom 2**  
13'9" x 10'7" (4.20 x 3.24)

**Second Floor Landing**

**Master Bedroom**  
13'9" x 8'3" (4.20 x 2.54)

**En Suite Shower Room**

**Bedroom 3**  
10'7" x 8'0" (3.24 x 2.44)

**Bedroom 4**  
10'7" x 5'6" (3.24 x 1.68)

**Family Bathroom**

**Intergral Garage**

**Off Street Parking**

**Secluded Rear Garden**

**Gas Central Heating**

**Fully Double Glazed**

**Gated Location Close to High  
Barnet**

**Far Reaching Views**



## Floor Plan



Whilst every attempt has been made to ensure the accuracy of this floor plan, no responsibility is taken for any error, omission or incorrect statement. When a garage outbuilding, garden and/or balcony are shown on the floor plan, their areas are included in the floor square area. The plan is for illustrative purposes and is to be used as such by any prospective purchaser or tenant. Floor Plan prepared by Adrian Bunting 07753375565.  
Plan produced using PlanUp.

## Viewing

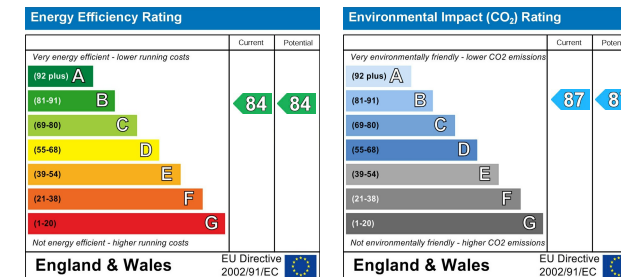
Please contact our Barnet Office on 020 8441 7173 if you wish to arrange a viewing appointment for this property or require further information.

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2. References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor.
3. Room measurements have been made using a Laser Meter. Complete accuracy cannot be guaranteed and therefore the room sizes given should be regarded as being approximate.
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5. Floor plans remain copyright of Sean Heaney Estate Agents and are not to be copied in part or full without written consent, are provided for illustrative purposes only and are not to scale.

## Area Map



## Energy Efficiency Graph



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