



**Holland Close**

New Barnet, EN5 1DJ

Guide Price £645,000



# Holland Close

New Barnet, EN5 1DJ

**\*\*CHAIN FREE\*\***

A charming SEMI DETACHED HOUSE located in this sought-after area of New Barnet. The property currently boasts spacious living space, with notable SCOPE FOR EXTENSION & IMPROVEMENT (stpp).

The residence has been well maintained and a much loved FAMILY HOME. Situated adjacent to the green this ATTRACTIVE SETTING offers the IDEAL TRANQUIL NEIGHBOURHOOD for families, with the convenience of LOCAL AMENITIES, nearby parks, schools and TRANSPORT FACILITIES including OAKLEIGH PARK MAINLINE and NORTHERN LINE UNDERGROUND.

The accommodation features entrance hallway, reception room, LARGE KITCHEN/BREAKFAST ROOM leading to TRANQUIL WESTERLY PRIVATE GARDEN, THREE WELL-PROPORTIONED BEDROOMS and a modern family bathroom.

This GENEROUS CORNER PLOT also benefits from being in a CUL-DE-SAC with a GARAGE and off-street parking.

**\*EARLY VIEWING STRONGLY ADVISED\***

EPC : D

BARNET COUNCIL TAX BAND : E

TENURE : Freehold





## GROUND FLOOR

Entrance Hall

Reception Room

13'8 x 13'0 (4.17m x 3.96m)

Kitchen

16'7 x 11'8 (5.05m x 3.56m)

**GARAGE**

15'7 x 8'3 (4.75m x 2.51m)

## FIRST FLOOR

Landing

Bedroom One

12'11 x 11'1 (3.94m x 3.38m)

Bedroom Two

11'8 x 9'6 (3.56m x 2.90m)

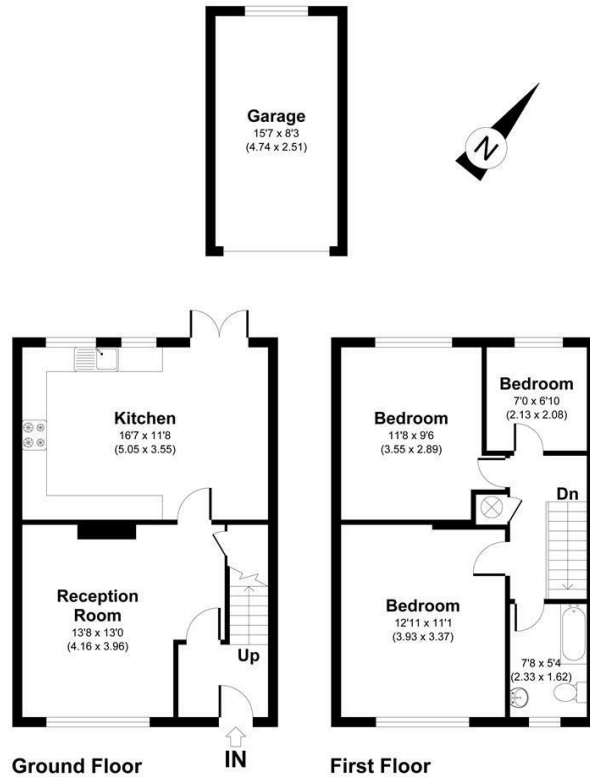
Bedroom Three

7'0 x 6'10 (2.13m x 2.08m)

Family Bathroom

7'8 x 5'4 (2.34m x 1.63m)

## Floor Plan



Holland Close, EN5

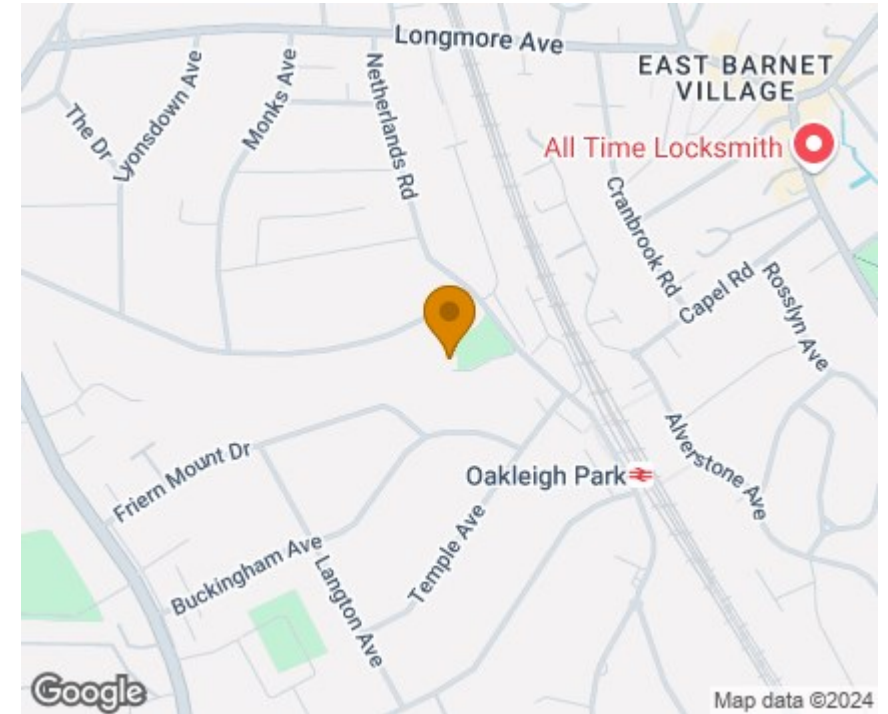
APPROXIMATE GROSS INTERNAL AREA 955 SQ FT / 88.76 SQ M INC. GARAGE  
SEANHEANEY. THIS IMAGE IS ILLUSTRATIVE ONLY - NOT TO SCALE. COPYRIGHT: THE IMAGE TAILOR LTD. 2024.

## Viewing

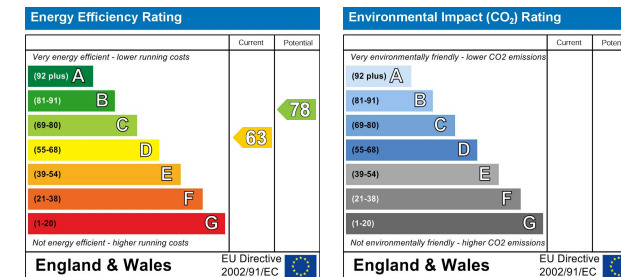
Please contact our Barnet Office on 020 8441 7173 if you wish to arrange a viewing appointment for this property or require further information.

1. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order, or fit for their purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.
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.
4. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property.
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



Highstone House, 165 High Street, Barnet, Hertfordshire, EN5 5SU

T: 020 8441 7173    E: sales@seanheaney.co.uk    W: www.seanheaney.co.uk