



**Hardy Close**  
Barnet, EN5 2FA  
£349,950

## Hardy Close

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A RECENTLY RENOVATED and EXTREMELY WELL PRESENTED one bedroom FREEHOLD modern home. Ideally placed for the COMMUTER in a QUIET CLOSE less than a mile from HIGH BARNET UNDERGROUND. The property benefits from a REFITTED KITCHEN including BUILT-IN APPLIANCES; dishwasher, double oven, fridge/freezer and washing machine. The accommodation is both WELL PLANNED AND SPACIOUS with an entrance hall, OPEN PLAN LIVING ROOM and newly fitted kitchen. The first floor offers a LARGE DOUBLE BEDROOM and bathroom. Outside, there is a West facing PRIVATE GARDEN and ALLOCATED OFF-STREET PARKING SPACE at the front of the property. This property also benefits from double glazing and gas central heating.

EPC : C

### GROUND FLOOR

#### Entrance Hall

#### Lounge/Dining Room

12'5 x 11'6 (3.78m x 3.51m)





### **Kitchen**

9'1 (max) x 6'4 (2.77m (max) x 1.93m)

### **FIRST FLOOR**

### **Landing**

6'4 x 6'4 (1.93m x 1.93m)

### **Bedroom**

12'5 x 8'8 (3.78m x 2.64m)

### **Bathroom**

5'10 x 6'11 (1.78m x 2.11m)

### **GARDEN**

22'8 (max) x 15'1 (6.91m (max) x 4.60m)



## Floor Plan



Total area: approx. 75.2 sq. metres (808.9 sq. feet)  
**Hardy Close, Barnet**

## Viewing

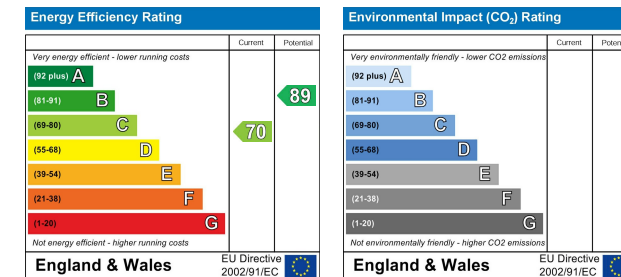
Please contact our Barnet Office on 020 8441 7173 if you wish to arrange a viewing appointment for this property or require further information.

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



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