

STATONS

www.statons.com

Vincent Close
Barnet

10 Vincent Close, Barnet, EN5 5NR

OIEO £750,000

Situated within this quiet cul de sac an extended 4 bedroom semi detached family home. The property offers bright and spacious well planned accommodation throughout, comprising 2 large reception rooms, a fitted kitchen and a guest w.c. On the first floor there are 4 well proportioned bedrooms and a family bathroom. Externally there is a mature rear garden of approx 62' x 54' with side access, garage and driveway parking.

Vincent Close is within walking distance of New Barnet and Hadley Wood mainline stations, which provides services into Moorgate and Kings Cross, Tudor Park Footgolf, King George V Playing Fields and Hadley Common. High Barnet with its multiple shops, restaurants and northern line High Barnet underground station is also close at hand and the M25 is a short drive away.























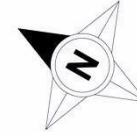
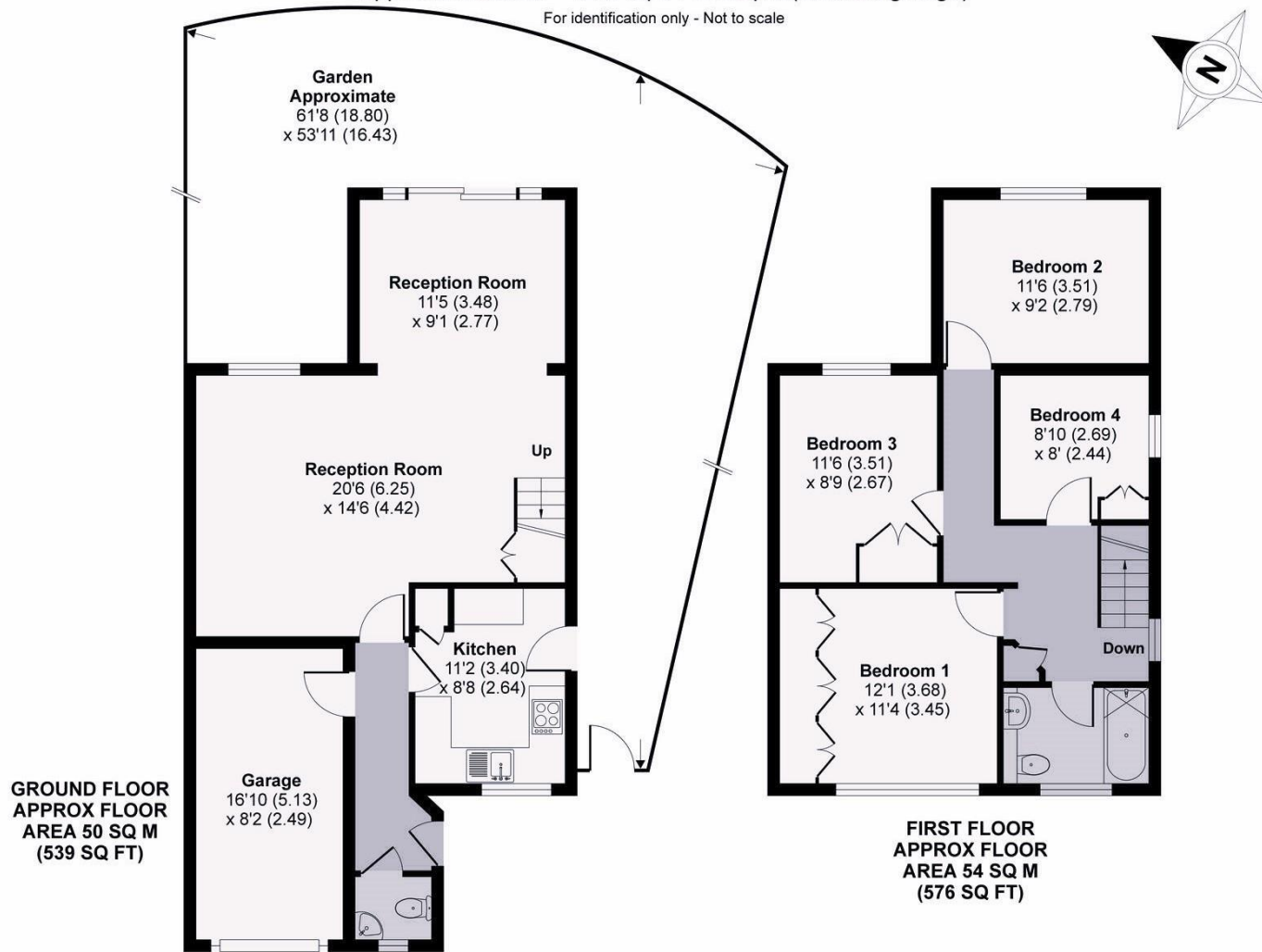
Vincent Close, Barnet, EN5

Approximate Area = 1247 sq ft / 116 sq m (includes garage)

For identification only - Not to scale



Local Authority: Barnet
Council Tax band: F
Tenure: Freehold



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-) A		
(81-91) B		
(69-80) C		80
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021.

DISCLAIMER: In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property, All sizes are approximate. All dimensions include wardrobe spaces where applicable.

STATONS

www.statons.com

STATONS BARNET

1 HADLEY PARADE
HIGH STREET
BARNET
HERTS
EN5 5SX
020 8449 3383
barnet@statons.com

