



BUMBLEBEE
SALES & LETTINGS

Offers in excess of £499,999
Bells Hill, Barnet EN5

 **2**
Bedrooms

 **1**
Bathroom



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Bumblebee are proud to offer for sale this recently refurbished throughout two double bedroom mid terraced house situated in this sought after location within easy access of High Barnet High Street and its shopping facilities, close to local schools and High Barnet underground station. The house benefits a lounge, two double bedrooms on first floor, modern fitted kitchen with a center island, ground floor bathroom with WC, gas central heating system, approx 65 ft rear garden, chain free, viewing highly recommended. Ideal for first time buyers and investors. To book a viewing please call our agency at earliest. Open house viewing on Saturday 27th May 2023, please call to reserve your slot.

ACCOMMODATION

ENTRANCE THROUGH PORCH with Glazed doors

PART GLAZED FRONT DOOR LEADING TO LOUNGE

LOUNGE 14' 7" x 12' 5" (4.5m x 3.8m)

Windows to front aspect, radiator, power points, laminated wood flooring, tv point, under stairs storage cupboard, wall mounted cupboard housing electric meter.

KITCHEN/BREAKFAST ROOM 12' 5" x 12' 4" (3.8m x 3.8m)

Range of fitted wall and base units with ample work surfaces, power points, radiator, laminated flooring, inset stainless steel sink with cupboards underneath, center island with built in electric hob and electric oven, breakfast bar, tiling to walls, window to rear aspect, door to Utility area.

UTILITY AREA 6' 11" x 3' 4" (2.11m x 1.02m)

Wall mounted gas central heating boiler, plumbing for washing machine, laminated wood flooring, door to rear garden.

BATHROOM 6' 11" x 5' 10" (2.1m x 1.8m)

Enclosed paneled bath with wall mounted shower attachment, shower screen, low level wc, wash/hand basin, heated towel rail, laminated flooring, partly tiled walls, window to side aspect.

FIRST FLOOR LANDING

Fitted carpet.

BEDROOM 1 - 12' 5" x 12' 4" (3.8m x 3.8m)

Sash window to front aspect, fitted carpets, radiators, power points, door to storage cupboard with staircase leading to loft space.

BEDROOM 2 - 12' 5" x 12' 4" (3.8m x 3.8m)

Sash window to rear aspect, fitted carpet, power points, radiator.

FRONT GARDEN Garden hedge, pathway.

REAR GARDEN 67' 1" x 12' 9" (20.4m x 3.9m)

Large patio area

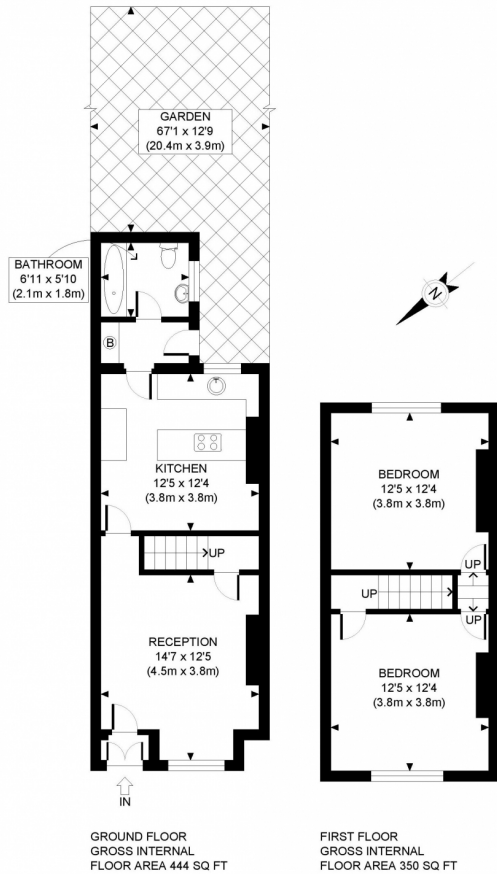
Disclaimer

The property particulars are produced in good faith based upon information from the vendor and access for visual appraisal to provide a fair description of the property for the guidance of intending purchasers. These should not be construed as a contract or offer. All details and measurements are approximate and are only a general guide. Any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Please note, we have not tested the bathroom fittings, kitchen appliances, central heating or electrical systems. If there is any point which is of particular importance to you, we will be pleased to see if we can get more information.



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APPROX. GROSS INTERNAL FLOOR AREA: 794 SQ FT/ 74 SQM

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	89
(81-91)	B	
(69-80)	C	69
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address:

