



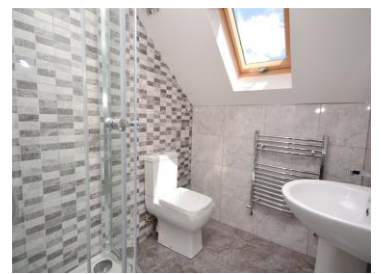
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“50 years of fulfilling dreams”

Halton Close

Friem Barnet, N11

- 
 3
 BEDROOMS
- 
 39'
 RECEPTION
 ROOM
- 
 FITTED
 KITCHEN
- 
 OFF STREET
 PARKING
- 
 TRANSPORT
 LINKS
- 
 FREEHOLD



A modern, extended three bedroom, two bathroom family home. This recently refurbished property is well located for the local schools, shops and transport links that Friem Barnet has to offer. Offered chain free!



Martyn Gerrard is the trading name for the North London Network Ltd. Registered in England No. 2441809.
 Registered Office: 35 Ballards Lane, London N3 1XW. Company Secretary: B. Peters
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Regulated by RICS

Halton Close, Friem Barnet, NI 1

- Chain free
- Guest cloakroom
- Over three floors
- Catchment for good schools
- Recently refurbished
- Cul de sac location

THE OWNERS LOVE

"I have refurbished it to a high standard and spent a lot of time in doing so"

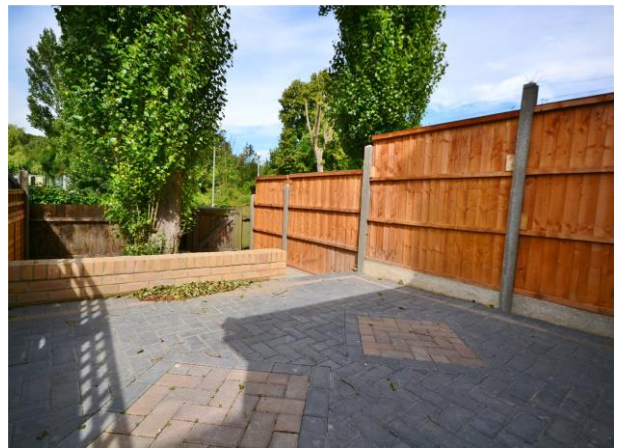
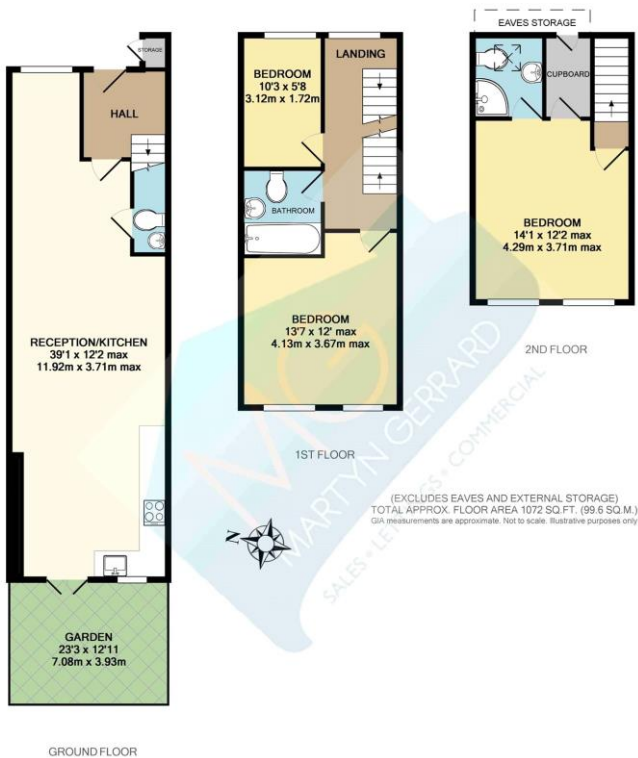
"The community is very friendly with lots of families in the area"

"Tesco Supermarket is moments away and very convenient"

WE'VE NOTICED

The area is ever growing with families due to the 'outstanding' Friem Barnet schools.

The property is likely to attract interest from first time buyers and rental investors alike.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		90
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

A copy of the full EPC is available on request.

£585,000 Freehold