



£2,750 pcm

Friars Walk, Southgate, LONDON N14

Bedrooms : 3

Bathrooms : 2

Reception Rooms : 3

**VERY WELL PRESENTED 3/4
BEDROOM SEMI-DETACHED
HOUSE**

SEPARATE OFFICE / STUDY

THROUGH-LOUNGE

**FITTED KITCHEN WITH
MORNING AREA**

2 BATHROOMS

**LARGE GARDEN & OFF
STREET PARKING**

Mantlestates

2A Church Hill Road, East Barnet, EN4 8TB
office@mantlestates.com | 0208 275 1555
Website: <https://mantlestates.com/>



Mantlestates are pleased to offer this Very Well-presented 3 - 4 Bedroom Semi-Detached house that is available mid-August. Fitted kitchen/diner, Through-lounge, Study/office & 2 bathrooms. Large Garden, Off-street parking & within easy access to Southgate popular schools, Transport & shopping facilities.

ENTRANCE HALL:

Window to front aspect, carpet, double radiator.

STUDY / OFFICE:

Double-glazed window to front aspect, carpet, radiator.

SHOWER-ROOM

Walk-in shower cubicle, low-level flush water closet, wash hand basin with mixer tap, tiled walls, extractor, sky-light, clothes dryer.

THROUGH-LOUNGE:

31'07" x 11'05" < 12'05" Bay double glazed window to front aspect with fitted shutters, double radiator, carpet.

CONSERVATORY:

Door to garden.

MORNING AREA:

Double glazed window to rear aspect, radiator, wall, and floor standing units, fitted fridge/freezer.

KITCHEN:

Double glazed window to rear aspect, double glazed door to garden, wall and floor standing units, electric oven, gas hob, extractor, dishwasher, washing machine.

LANDING:

Carpet.

REAR BEDROOM:

Double glazed window to rear aspect, carpet, radiator.

REAR BEDROOM:

Double glazed window to rear aspect with shutters, fitted wardrobes, carpets, double radiator.

FRONT BEDROOM:

Bay double glazed window to front aspect with shutters, carpet, fitted wardrobe.

GARDEN:

Large rear garden with patio area and artificial lawn.

FRONT GARDEN:

Off-street parking one car.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C		
(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	

