



Offers in excess of £500,000
Mallard Close, New Barnet EN5



 **3**
Bedrooms

 **2**
Bathrooms

2A Church Hill Road, East Barnet, EN4 8TB |
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Mantlestates are pleased to offer this well-presented 3-DOUBLE BEDROOM END of TERRACED TOWN HOUSE with OFF-STREET PARKING & GARAGE. Offering a SPACIOUS LOUNGE, LARGE FITTED KITCHEN with DINING AREA, a bathroom room, shower room & separate cloak room. Very near to Oakleigh Park Train Station with access to Kings Cross or Moorgate via Finsbury Park. OFFERED CHAIN FREE

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ENTRANCE HALL: 19' 00" x 5' 07" (5.79m x 1.70m)

Wooden flooring, radiator, window to side aspect.

CLOAK ROOM: 5' 08" x 3' 00" (1.73m x 0.91m)

Double glazed window to front aspect, radiator, wash hand basin, low level flush water closet, spotlights, extractor.

STORAGE CUPBOARD: 1' 10" x 2' 09" (0.56m x 0.84m)

Gas central heating boiler.

GARAGE: 15' 06" x 8' 03" (4.72m x 2.51m)

Up and over garage door, lighting, power.

KITCHEN AREA: 9' 02" x 13' 10" (2.79m x 4.22m)

Double glazed window to side aspect, wall, and base kitchen units, electric oven, gas hob, plumbed for washing machine, radiator, wooden flooring.

DINING AREA: 6' 02" x 10' 02" (1.88m x 3.10m)

Double glazed doors to garden, wooden flooring.

FIRST FLOOR LANDING: 8' 05" x 6' 01" (2.57m x 1.85m)

Radiator, carpet.

FRONT RECEPTION: 11' 09" x 15' 07" (3.58m x 4.75m)

11'09" x 15'07" < 17'03" Double-glazed large windows to front aspect, carpet, and radiator.

SHOWER ROOM: 6' 00" x 6' 01" (1.83m x 1.85m)

Double glazed window to side aspect, radiator, shower cubicle, wash hand basin, part tiled wall, extractor.

REAR BEDROOM: 9' 04" x 13' 5" (2.84m x 4.09m)

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

SECOND FLOOR LANDING: 6' 02" x 8' 03" (1.88m x 2.51m)

Carpet, loft access.

MASTER BEDROOM (FRONT): 11' 09" x 17' 04" (3.58m x 5.28m)

11'09" > 9'09" x 16'02" < 17'04" Double-glazed large window to front aspect, carpet, radiator.

BATHROOM: 8' 03" x 6' 04" (2.51m x 1.93m)

Double glazed window to side aspect, bathtub, water closet, wash hand basin, radiator, spotlights.

REAR BEDROOM: 9' 03" x 13' 06" (2.82m x 4.11m)

9'03" x 13'06" > 12'01" Double-glazed window to rear aspect, carpet, radiator.

GARDEN: 30' 00" x 10' 06" (9.14m x 3.20m)

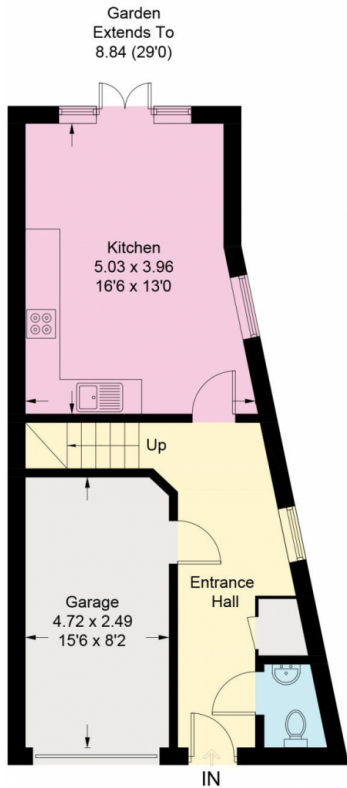
Patio area, lazy lawn.



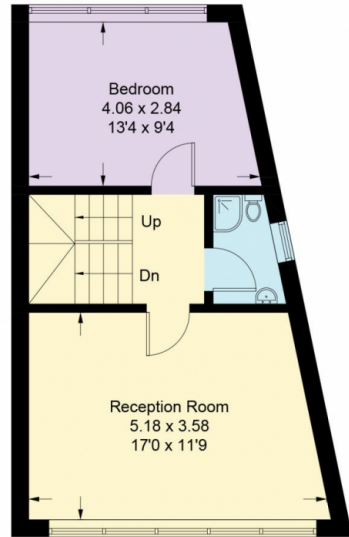
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Mallard Close

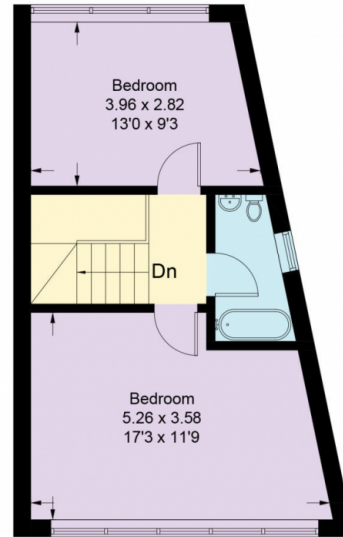
Approximate Gross Internal Area = 120.9 sq m / 1301 sq ft
(Including Garage)



Ground Floor



First Floor



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	64	72
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

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