

## Asking Price £355,000 Welbeck Road, East Barnet EN4



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Mantlestates are pleased to offer this VERY WELL PRESENTED GROUND FLOOR FLAT WITH GARDEN, offering 2 double bedrooms, spacious lounge, fitted kitchen, LONG LEASE & very well located to East Barnet's shopping facilities, schools and coffee shops. Also benefitting with being within a short distance to OAKLEIGH PARK TRAIN STATION (direct access to Kings Cross/Moorgate via Finsbury Park). OFFERED CHAIN-FREE. Mantlestates are pleased to offer this VERY WELL PRESENTED GROUND FLOOR FLAT WITH GARDEN, offering 2 double bedrooms, spacious lounge, fitted kitchen, LONG LEASE & very well located to East Barnet's shopping facilities, schools and coffee shops. Also benefitting with being within a short distance to OAKLEIGH PARK TRAIN STATION (direct access to Kings Cross/Moorgate via Finsbury Park). OFFERED CHAIN-FREE.

**ENTRANCE HALL:** 10' 08" x 3' 07" (3.25m x 1.09m) Composit Front Door, Carpet, Radiator and Spotlights.

**FRONT BEDROOM:** 12' 04" x 9' 10" (3.76m x 3.00m) Double glazed windows to front aspect x 2, carpet, radiator, fitted wardrobes either side of chimney breast, coving to ceiling and spotlights.

**LOUNGE:** 11' 10" x 1' 08" (3.61m x 0.51m) Double glazed windows to rear aspect, carpet, spotlights, radiator.

**UNDER STAIRS STORAGE CUPBOARD:** 8' 00" x 3' 02" (2.44m x 0.97m) Reducing Ceiling Height, and light.

**STORAGE CUPBOARD:** 3' 01" x 3' 03" (0.94m x 0.99m) Fitted washing machine, shelving, power.

LOBBY AREA: 4' 00" x 2' 07" (1.22m x 0.79m) Double glazed door to patio area, lino floor.

**KITCHEN:** 11' 03" x 7' 03" (3.43m x 2.21m) 11'03" X 7'03" > 5'05" Gas cooker, sink drainer with mixer taps, part tiled walls, wall and floor standing kitchen unit, extractor, part tiled walls.

## **SHOWER ROOM:** 6' 08" x 4' 10" (2.03m x 1.47m)

Double glazed window to side aspect, part tiled walls, low-level flush water closet, double shower cubicle, wash hand basin with mixer taps with vanity unit, fitted wall mirror, radiator.

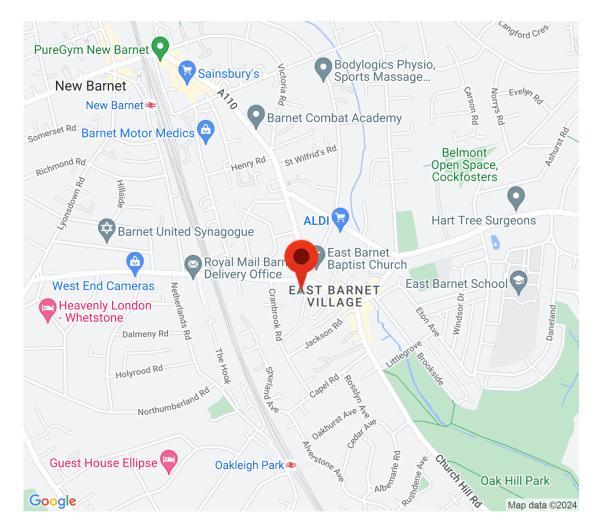
**REAR BEDROOM:** 10' 08" x 10' 08" (3.25m x 3.25m) Double glazed windows to rear aspect, radiator, carpet, coving to ceiling, storage cupboard housing gs central heating boiler (with service history).

**SIDE GARDEN:** 17' 01" x 5' 08" (5.21m x 1.73m) Decking.

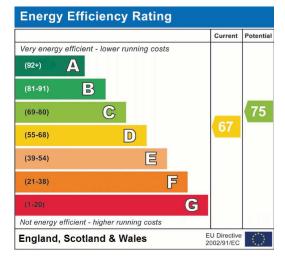
**GARDEN:** 16' 04" x 11' 06" (4.98m x 3.51m) Decking, westerly facing.

**FRONT GARDEN:** Part front garden, with decking.





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