



**BRITISH
PROPERTY
AWARDS**

2021



GOLD WINNER

ESTATE AGENT
IN BARNET



£462,500

TENURE : FREEHOLD

Appletree Gardens, New Barnet EN4

Bedrooms : 2

Bathrooms : 1

Reception Rooms : 1

ALLOCATED PARKING

**SHORT WALK TO NEW
BARNET TRAIN STATION**

**EASY ACCESS TO EAST &
NEW BARNET'S SHOPPING
FACILITIES**

WOODEN FLOORING

Mantlestates

2A Church Hill Road, East Barnet, EN4 8TB

office@mantlestates.com | 0208 275 1555

Website: <https://mantlestates.com/>



Mantlestates are pleased to offer the well-presented 2-BEDROOM SEMI-DETACHED HOUSE that is set in a quiet location. Its well located to New Barnet & East Barnets shopping facilities & New Barnet Train Station, also a short walk to Victoria Park and comes with allocated parking.

ENTRANCE HALL: 5' 02" x 3' 01" (1.57m x 0.94m)

Double-glazed front door, laminated flooring.

LOUNGE/DINING ROOM: 23' 03" x 10' 07" (7.09m x 3.23m)

23'03" x 10'07" > 7'04" Double glazed window to front aspect, storage heater, coving to ceiling, spotlights, laminated flooring, electric heater, under stairs storage cupboard, dado rail, double glazed doors to garden.

KITCHEN: 6' 00" x 8' 00" (1.83m x 2.44m)

Double glazed window to rear aspect, wall, and floor standing units, extractor, electric hob, electric oven, plumbed for washing machine.

LANDING: 5' 06" x 6' 02" (1.68m x 1.88m)

Laminated flooring, loft access.

BATHROOM: 5' 9" x 6' 00" (1.75m x 1.83m)

Double glazed window to rear aspect, low-level flush water closet, wash hand basin, panel bath with mixer tap and shower attachment, heated towel rail, tiled walls, tiled flooring, electric wall heater.

REAR BEDROOM: 12' 00" x 7' 03" (3.66m x 2.21m)

Double glazed window to rear aspect, laminated flooring, wall-to-wall fitted wardrobe with mirror.

FRONT BEDROOM: 13' 10" x 9' 06" (4.22m x 2.90m)

Double glazed window to front aspect, storage heater, laminated flooring, fitted wardrobe, storage cupboard, spotlights.

GARDEN: 35' 00" x 17' 00" (10.67m x 5.18m)

Patio area, mainly laid to lawn, mature shrubs, side access.

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