

£475,000 Potters Road, New Barnet EN5



2A Church Hill Road, East Barnet, EN4 8TB | office@mantlestates.com

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Mantlestates are very Pleased to offer this Beautiful Period Property with an abundance of original features. The property has RECENTLY BEEN REFURNISHED to a HIGH STANDARD, Boasting a SPACIOUS LOUNGE with SCENIC VIEWS, SOUTHERLY FACING REAR GARDEN, OWN LOFT & LONG LEASE. Easy access to High Barnet Tube station (Northern Line) & High Barnets SHopping Facilities. OFFERED CHAIN FREE.

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COMMUNAL ENTRANCE HALL: 5' 08" x 3' 05" (1.73m x 1.04m)

Colour leaded stained glass front door.

ENTRANCE HALL: 11' 04" x 2' 08" (3.45m x 0.81m) Laminated flooring, double radiator, coving to ceiling, laminated steps to first floor landing.

FIRST FLOOR LANDING: 13' 01" x 6' 00" (3.99m x 1.83m)

(13'01" x 6'00") x (14'07" x 2'10") Laminated flooring, double radiator, storage cupboard with electric fuse board, loft access to rear addition, double storage cupboards, loft access to front addition.

LOUNGE: 12' 02" x 19' 00" (3.71m x 5.79m)

12'02" < 15'05" into bay windows x 19'00" Sash double-glazed window to front aspect, bay sash double-glazed window to front aspect, 4 x double radiators, laminated flooring, coving to ceiling, open fire please with wooden mantle piece, shelving into eves x 2 & storage cupboard, spotlights.

BEDROOM 1: 12' 06" x 12' 01" (3.81m x 3.68m) Double glazed window to front aspect, laminated flooring, double radiator.

BATHROOM: 7' 07" x 5' 03" (2.31m x 1.60m)

Doube glazed window to side aspect, part tiled walls, laminated flooring, heated towel rail, panel bath with mixer tap & wall mixer shower, low-level flush water closet, wash hand basin with mixer tap in vanity unit, wall mounted cabinet with mirror, spotlights.

BEDROOM 2: 8' 00" x 7' 04" (2.44m x 2.24m)

Double glazed window to side aspect, double radiator, laminated flooring.

KITCHEN: 11' 03" x 11' 03" (3.43m x 3.43m)

11'03" into bay window x 11'03" Bay double-glazed window to rear aspect, wall and floor standing kitchen cabinets, gas hob, electric oven, fitted washer/dryer, fitted dishwasher, sunken sink drainer with mixer tap, laminated flooring, fitted fridge freezer, double radiator.

GARDEN: 44' 00" x 20' 00" (13.41m x 6.10m)

Own section of southerly facing garden, mainly laid to lawn.



Hadley Com Barnet Woods Bakers Hill Hadley Common Latimer Rd Barnet Karen's Diner 👊 London Footgolf Centre Tudor Rd Clifford Rd Hadley Wood Hospital Albert Road Gas Works Rd HIGH BARNET Cromer Road Primary School Meadway Lash Angel Lash Lift, extensions and training Queen Elizabeth's Albert Girls' School Rd Finchley & District 10 AVE Bulwer Rd PureGym New Barnet High Barnet 👄 cord AVE Leicester Rd Barnet Hill New Barnet N. Station Rd New Barnet **₹** Highlends Rd R somerset Rd MaysLn

Everyman Barnet 🖓

Richmond Rd

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