



**BRITISH
PROPERTY
AWARDS**

2021



GOLD WINNER

ESTATE AGENT
IN BARNET



£475,000

TENURE : LEASEHOLD

Potters Road, New Barnet EN5

Bedrooms : 2

Bathrooms : 1

Reception Rooms : 1

VICTORIAN CONVERSION

**2 BEDROOMS & SPACIOUS
LOUNGE**

LOCATED ON FIRST FLOOR

COMPLETLEY REFURBISHED

WOODEN FLOORING

**EASY ACCESS TO HIGH
BARNET TUBE STATION**

Mantlestates

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

office@mantlestates.com | 0208 275 1555

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



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.

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" x 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 place with wooden mantle piece, shelving into eaves 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)

Double 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.

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