



**BRITISH
PROPERTY
AWARDS**

2021



GOLD WINNER

ESTATE AGENT
IN BARNET



£625,000

TENURE : FREEHOLD

Shurland Avenue, EAST BARNET EN4

Bedrooms : 4

Bathrooms : 1

Reception Rooms : 2

**EXTENDED 3/4 BEDROOM
END OF TERRACED HOUSE**

WELL PRESENTED HOUSE

FITTED KITCHEN DINER

**NEAR TO OAKLEIGH PARK
TRAIN STATION**

GAS CENTRAL HEATING

DOUBLE GLAZED

Mantlestates

2A Church Hill Road, East Barnet, EN4 8TB
office@mantlestates.com | 0208 275 1555
Website: <https://mantlestates.com/>



Mantlestates is pleased to offer this 3/4 BEDROOM EXTENDED END OF TERRACED HOUSE. The property is in excellent condition with good-sized bedrooms, a large lounge & Spacious Fitted Kitchen/Diner. Off-street parking. Very well located to East Barnet Shopping facilities, schools & very near to Oakleigh Park Train Station.

ENTRANCE PORCH: 4' 03" x 2' 05" (1.30m x 0.74m)

Storage cupboard, tiled flooring, spotlights.

ENTRANCE HALL: 13' 05" x 6' 00" (4.09m x 1.83m)

Understairs storage cupboard, laminated flooring, double glazed window to front aspect.

STUDY/BEDROOM: 10' 04" x 8' 08" (3.15m x 2.64m)

Double glazed window to front aspect, radiator, laminated flooring, spotlights.

LOUNGE: 23' 03" x 9' 05" (7.09m x 2.87m)

Double glazed window to rear aspect, double glazed doors to garden, laminated flooring, radiator, spotlights.

KITCHEN DINER: (DINING AREA) 16' 03" x 9' 07" (4.95m x 2.92m)

Double glazed window to the front area, spotlights, laminated flooring.

KITCHEN DINER: (KITCHEN AREA) 17' 09" x 11' 03" (5.41m x 3.43m)

Double glazed door to garden, double glazed window to side and rear aspect, sky-light, wall, and base units, plumbed for washing machine & dishwasher, stainless steel sink drainer with mixer tap, part tiled walls, tiled flooring, spotlights.

LANDING: 8' 01" x 6' 06" (2.46m x 1.98m)

Double glazed window to front aspect, carpet, storage cupboard.

BATHROOM: 7' 02" x 9' 04" (2.18m x 2.84m)

Double glazed window to front aspect, panel bath with mixer tap & shower attachment, low-level flush water closet, walk-in shower, wash hand basin with mixer tap, heated towel rail, tiled flooring, tiled walls, spotlights.

REAR BEDROOM: 12' 03" x 12' 02" (3.73m x 3.71m)

12'03" x 12'02" > 11'02" Double glazed window to rear aspect, radiator, carpet.

REAR BEDROOM: 9' 00" x 9' 05" (2.74m x 2.87m)

Double glazed window to rear aspect, radiator, carpet.

MAIN BEDROOM: 17' 09" x 15' 06" (5.41m x 4.72m)

17'09" > 10'04" x 15'06" x 6'09" Double glazed window to front aspect x 2, double glazed window to rear aspect, carpet, spotlights, radiator.

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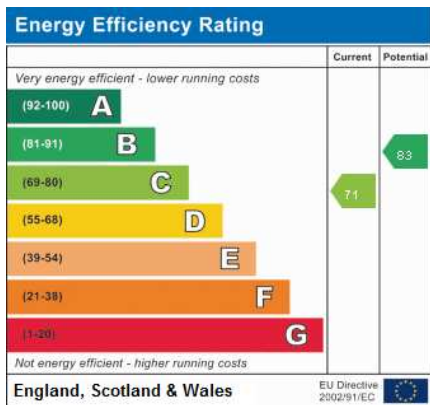
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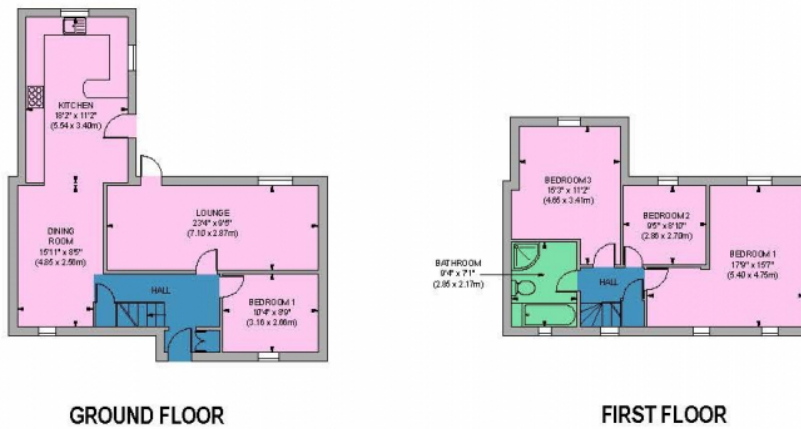






SHURLAND AVENUE, BARNET, EN4 8DD

Approximate Gross Internal Floor Area
1350 sq.ft / 125.39 sq.m



SCALE 1:300 @ A4

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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