



BRITISH
PROPERTY
AWARDS

2021



GOLD WINNER

ESTATE AGENT
IN BARNET



£1,200,000

TENURE : FREEHOLD

Selvage Lane, Mill Hill, London NW7

Bedrooms : 5

Bathrooms : 2

Reception Rooms : 3

**5 BEDROOM DETACHED
HOUSE**

**POTENTIAL TO EXTEND OR
DEVELOPE**

SEPARATE GARAGE AT REAR

3 RECEPTIONS

SIDE & REAR GARDENS

SET BEHIND A LARGE HEDGE

Mantlestates

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

office@mantlestates.com | 0208 275 1555

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



Mantlestates are please to offer this **GENEROUS SIZED 5 BEDROOM DETACHED HOUSE** set behind a large hedge. Boasting a **SEPARATE GARAGE** with parking, 3 Reception rooms, fitted kitchen, 2 bathrooms, large hall way and **LARGE SIDE AND REAR GARDENS**. The property has potential to extend further or even **DEVELOPE**.

ENTRANCE PORCH: 2' 07" x 6' 10" (0.79m x 2.08m)

Double-glazed front door, tiled floor, and spotlights.

ENTRANCE HALL: 10' 09" x 7' 06" (3.28m x 2.29m)

Parquet flooring, double radiator, coving to ceiling.

FRONT RECEPTION: 13' 05" x 12' 00" (4.09m x 3.66m)

Bay double-glazed window to the front aspect, parquet flooring, coving ceiling & double radiator.

MIDDLE RECEPTION: 11' 08" x 13' 10" (3.56m x 4.22m)

Bay double-glazed window to the side aspect, radiator, parquet flooring & featured fireplace.

HALLWAY: 3' 07" x 3' 01" (1.09m x 0.94m)

Wood floor, storage cupboard, gas central heating boiler.

GROUND FLOOR BEDROOM: 12' 00" x 10' 10" (3.66m x 3.30m)

Double-glazed window to the side aspect, carpet, double radiator.

SHOWER ROOM: 8' 09" x 6' 00" (2.67m x 1.83m)

Double glazed window to the side aspect, low-level flush w/c, wash hand basin with mixer tap & vanity unit, heated towel rail, walk-in shower, tiled wall, tiled floor, extractor, spotlights.

KITCHEN: 15' 00" x 8' 07" (4.57m x 2.62m)

Double-glazed window to the rear aspect, wall & base units, stainless steel sink drainer with mixer tap, fitted dishwasher, fitted fridge/ freezer, electric oven & microwave, gas hob, part tiled walls, quartz worktop, spotlights, extractor, and a storage cupboard.

SIDE RECEPTION: 19' 04" x 6' 09" (5.89m x 2.06m)

19'04 X 6'09 < 10'00 Bay double-glazed window to the front aspect & laminate floor.

UTILITY AREA: 9' 07" x 6' 06" (2.92m x 1.98m)

9'07 X 6'06 > 4'10 Plumbing for washing machine, door to the garden.

LANDING: 7' 10" x 10' 09" (2.39m x 3.28m)

Carpet, coving to ceiling, loft access.

FRONT BEDROOM: 13' 10" x 12' 00" (4.22m x 3.66m)

Bay double-glazed window to the front aspect, radiator, carpet, corner shower & wall-mounted electric shower.

STUDY: 8' 10" x 9' 00" (2.69m x 2.74m)

8'10 X 7'00 X 9'00 Double-glazed window to the rear aspect, carpet, and radiator.

FRONT BEDROOM: 10' 08" x 9' 07" (3.25m x 2.92m)

Bay double-glazed window to the front aspect, carpet, and radiator.

W/C: 5' 03" x 2' 06" (1.60m x 0.76m)

Window to the side aspect, low-level flush w/c, tiled walls & tiled floor.

BATHROOM: 7' 00" x 8' 05" (2.13m x 2.57m)

Double glazed window to the rear aspect, panel bath with shower attachment & mixer taps, heated towel rail, wash hand basin with mixer taps, tiled wall, storage cupboard.

FRONT BEDROOM: 10' 03" x 7' 02" (3.12m x 2.18m)

Double-glazed window to the front aspect, radiator and carpet.

SIDE BEDROOM: 11' 07" x 14' 05" (3.53m x 4.39m)

Bay double-glazed window to the side aspect, laminate floor, radiator.

GARAGE: 17' 00" x 9' 00" (5.18m x 2.74m)

Electric.

GARDEN 89' 00" x 45' 00" (27.13m x 13.72m)

Mainly laid to lawn, mature garden shrubs and trees.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		83
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Selvage Lane, London, NW7



Ground Floor



First Floor



Total area: approx. 150.6 sq. metres (1621.3 sq. feet)

The measurements given are approximate and are for illustration only. They should not be relied on for valuation.
Plan produced using PlanUp.