



**m**  
mantlestates  
**FOR SALE**  
8275 1555  
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 **3**  
Bedrooms

 **1**  
Bathroom



Mantlestates are pleased to offer this 3-bedroom extended semi-detached family house located in East Barnet/Southgate borders & walking distance to Hampden Square shopping facilities. Near to popular schools & short walk to Oak Hill Park. The property is offered Chain-Free & an early viewing is highly recommended.

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**PORCH/ ENTRANCE:** 11' 08" x 2' 06" (3.56m x 0.76m)

Understairs storage cupboard, lead double-glazed door to the front aspect.

**RECEPTION:** 24' 00" x 11' 08" (7.32m x 3.56m)

Lead double-glazed bay window to the front aspect, double radiator, and laminate floor.

**BREAKFAST AREA:** 15' 08" x 7' 09" (4.78m x 2.36m)

Double-glazed lead doors to the rear aspect & side aspect, laminate floor, double radiator, and work surface.

**KITCHEN:** 11' 00" x 6' 06" (3.35m x 1.98m)

Double glazed lead window to the side aspect, ceramic floor, square work surface, stainless steel sink drainer with mixer taps, range of wall and base units, plumbing for washing machine, Worcester boiler.

**LANDING:** 9' 05" x 2' 05" (2.87m x 0.74m)

Double-glazed lead window to the side aspect, carpet.

**W/C:** 3' 09" x 2' 06" (1.14m x 0.76m)

Low-level flush w/c and double radiator.

**BATHROOM:** 4' 08" x 6' 06" (1.42m x 1.98m)

Double glazed lead window to the side aspect, pan oval bath, sink in vanity unit with mixer taps, heated towel rail, tiled walls, and extractor.

**REAR BEDROOM:** 11' 07" x 10' 04" (3.53m x 3.15m)

Double glazed lead window to the rear aspect, carpet, built-in wardrobes, Cupboard housing immersion heater.

**FRONT BEDROOM:** 12' 00" x 10' 06" (3.66m x 3.20m)

Double-glazed bay lead window to the front aspect, built-in wardrobes, carpet, and double radiator.

**FRONT BEDROOM:** 6' 07" x 6' 09" (2.01m x 2.06m)

Double-glazed lead window to the front aspect, double radiator, carpet, and built-in wardrobes.

**EXTERIOR:** 55' 00" x 20' 00" (16.76m x 6.10m)

Rear garden, patio, lawn, greenhouse, floral surroundings.

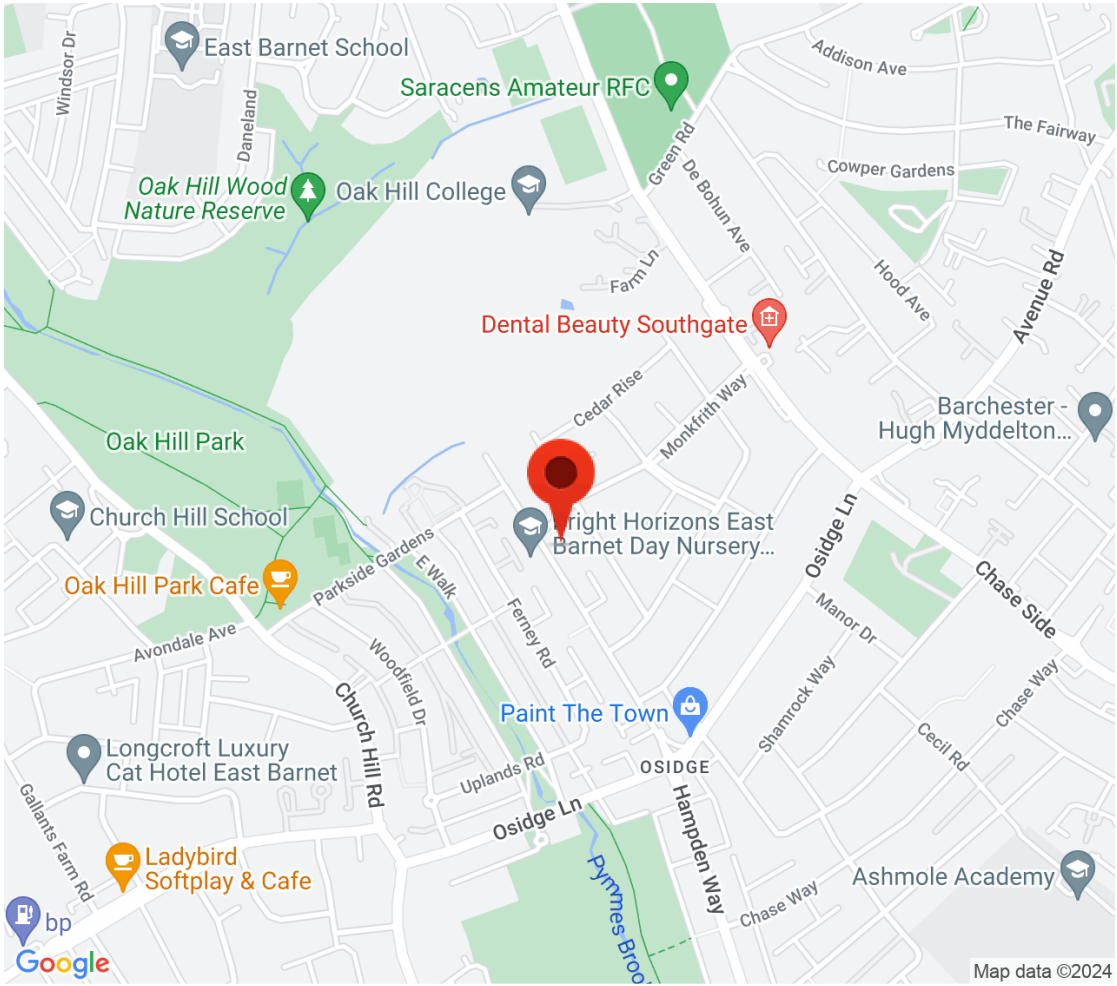
**GARAGE:** 18' 00" x 9' 00" (5.49m x 2.74m)

Side and rear access, shared driveway.



£675,000

# Brookside South, East Barnet/Southgate EN4



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>84</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>60</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Address: Brookside South, East Barnet, EN4

