











Mantlestates are pleased to offer this BRIGHT & SPACIOUS EXTENDED 3-BEDROOM TERRACE House. Boasting a double garage at the rear. SOUTH-WESTERLY facing GARDEN. EXTENDED KITCHEN - DINER. Very NEAR to OAKHILL PARK. Short walk to POPULAR Schools. Easy access to transport links. OFF STREET PARKING x 2 CARS. OFFERED CHAIN FREE.

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ENTRANCE PORCH: 3' 09" x 5' 04" (1.14m x 1.63m)

3' 09" x 5' 04" (1.14m x 1.63m) extending into storage cupboard. Composite double-glazed door to front aspect, wood flooring, Dado rail.

HALLWAY: 13' 01" x 5' 09" (3.99m x 1.75m)

Wooden Flooring, dado rail, coving to ceiling, Under stairs storage cupboard.

CLOAKROOM: 3' 07" x 7' 10" (1.09m x 2.39m)

3' 07" x 7' 10" (1.09m x 2.39m) extending into storage cupboard. Tiled Floor, storage cupboard, wash hand basin with mixer tap.

Low-level flush WC, extractor fan & wall mirror

FRONT RECEPTION: 12' 07" x 16' 00" (3.84m x 4.88m)

Double glazing to the front aspect. Wooden flooring, coving to ceiling, picture rail. Cast iron fireplace with wooden mantlepiece & stone hearth.

Double radiator.

REAR RECEPTION: 12' 05" x 16' 00" (3.78m x 4.88m)

Wooden flooring, coving to ceiling, double radiator, Feature fireplace with tiles opening to Kitchen / Diner.

KITCHEN / DINER 12' 01" x 19' 03" (3.68m x 5.87m)

(12.01 > 8.05 x 19.03). double glazing window to rear aspect. Doors leading to garden, two x opening Velux window to ceiling.

Tiled floor throughout, spotlight, double radiator. Fitted wall and base units, butler sink with mixed taps. Range cooker, extractor fan, part tiled walls.

UTILITY AREA: 5' 06" x 7' 08" (1.68m x 2.34m)

Fitted fridge freezer, plumbing for washing machine & plumbing dishwasher

LANDING: 8' 00" x 7' 10" (2.44m x 2.39m)

Loft access, coving to ceiling, dado rail, carpet.

BATHROOM: 6' 01" x 7' 08" (1.85m x 2.34m)

Double glazing, paneled bath with mixer tap and shower attachment, wash hand basin, mixer tap, in vanity unit, low-level flush WC, towel rail,

spot lights, wall mirror.

REAR BEDROOM: 11' 03" x 14' 00" (3.43m x 4.27m)

double glazing, carpets, coving to ceiling, radiator, wall paneling, and two storage cupboards on either side of the chimney breast.

FRONT BEDROOM: 12' 02" x 12' 10" (3.71m x 3.91m)

(12'02" x 12'10" into fitted wardrobe) Double glazing, wall paneling, radiator, coving to ceiling, carpet.

FRONT BEDROOM: 9' 05" x 7' 10" (2.87m x 2.39m)

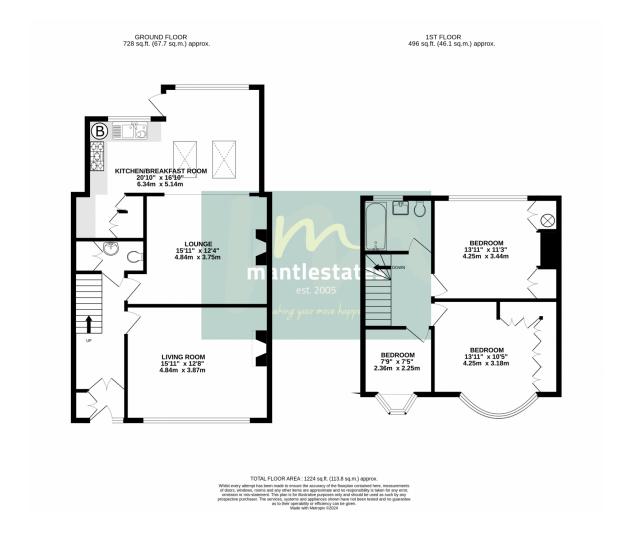
(7'04" < 9'05" into bay window x 7'10") Double glazing, wall paneling, radiator, coving to ceiling, carpet.

GARDEN: 54' 00" x 23' 00" (16.46m x 7.01m)

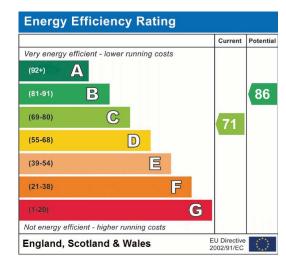
South-West facing Garden. Raised patio with decking, Steps down to lawn area.

GARAGE: 16' 03" x 18' 05" (4.95m x 5.61m) Double Garage with up-and-over doors.





Asking Price £725,000 Eton Avenue, East Barnet EN4



Address: Eton Avenue, East Barnet EN4

