



 3  
Bedrooms

 1  
Bathroom

Mantlestates



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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Boasting a double garage at the rear. SOUTH-WESTERLY facing GARDEN. EXTENDED KITCHEN & DINER, which has been finished to a HIGH QUALITY.

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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 mantelpiece & 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

GROUND FLOOR  
728 sq.ft. (67.7 sq.m.) approx.

1ST FLOOR  
496 sq.ft. (46.1 sq.m.) approx.



TOTAL FLOOR AREA: 1224 sq.ft. (113.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>86</b>
(69-80)	<b>C</b>	<b>71</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Eton Avenue, East Barnet EN4

