



 **2**

Bedrooms

 **1**

Bathroom

Mantlestates



Mantlestates are pleased to offer this 2-BEDROOM GROUND FLOOR MAISONETTE with OWN GARDEN and GARAGE. Double Bedrooms, Large Lounge, and fitted kitchen. Located in a quiet location and with easy access to High Barnet Tube Station. Offered Chain Free.

2 bedroom Mantlestates are pleased to offer this 2-BEDROOM GROUND FLOOR MAISONETTE with its own garden and garage. Double Bedrooms, Large Lounge, and fitted kitchen. Located in a quiet location and with easy access to High Barnet Tube Station. Offered Chain Free.

ENTRANCE HALL: 5' 05" x 6' 01" (1.65m x 1.85m)

(5'05" x 3'01") x (6'01" x 6'01") Wooden flooring, radiator, dado rail, storage cupboard x 2, coving to ceiling.

FRONT BEDROOM: 10' 00" x 8' 02" (3.05m x 2.49m)

Double-glazed window to front aspect, radiator, wooden flooring, coving to ceiling.

FRONT BEDROOM: 13' 00" x 9' 00" (3.96m x 2.74m)

Double-glazed window to front aspect, radiator, wooden flooring, fitted wardrobe, coving to ceiling.

BATHROOM: 5' 05" x 6' 08" (1.65m x 2.03m)

Double glazed window to side aspect, panel bath with mixer tap in vanity unit, low-level flush water closet, tiled floor, wash hand basin, part tiled wall, tiled flooring, heated towel rail.

LOUNGE: 15' 01" x 12' 06" (4.60m x 3.81m)

Double glazed window and doors to rear aspect, wooden flooring, radiator, shelving.

KITCHEN: 8' 05" x 10' 00" (2.57m x 3.05m)

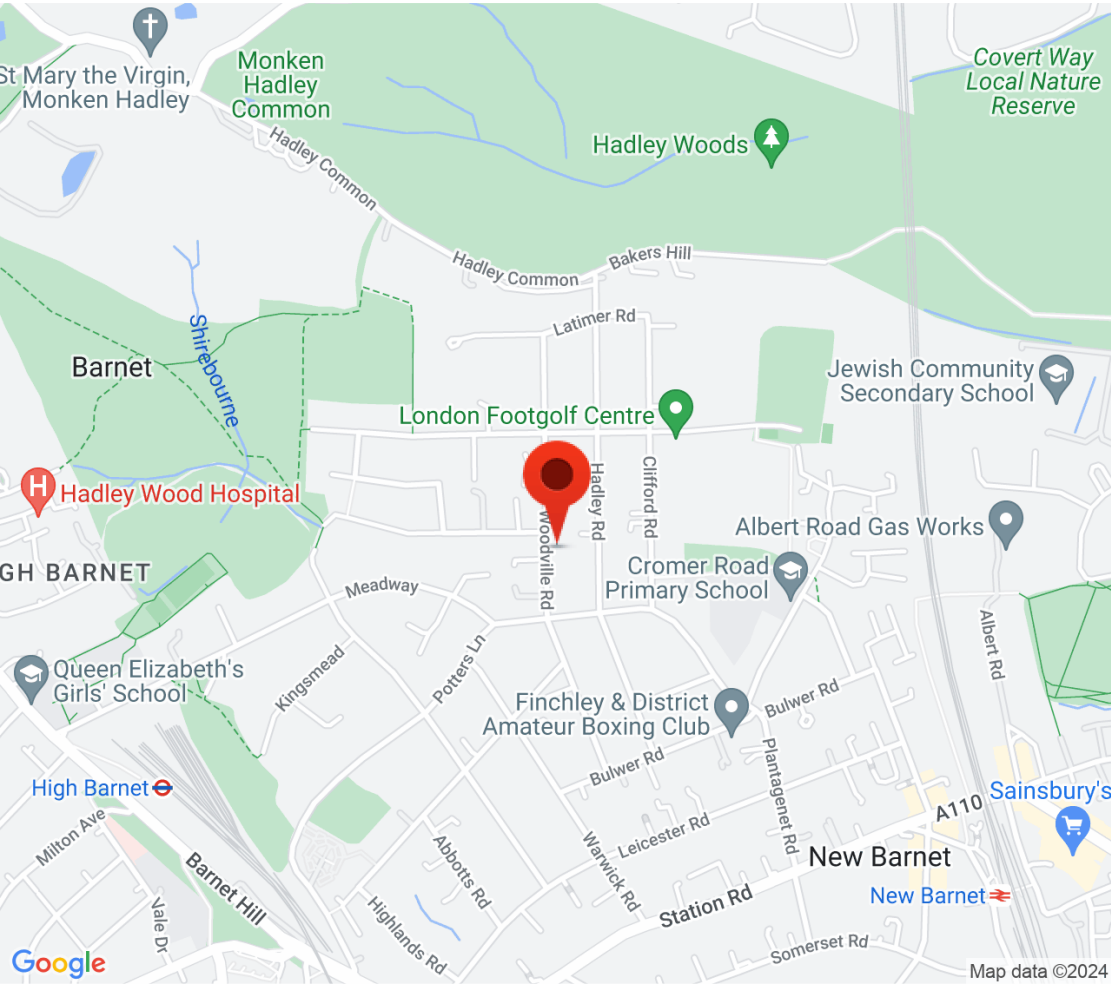
Double glazed window to rear aspect, double glazed door to garden. Wall and base units, gas hob, electric oven, sink drainer with mixer tap, floor lino.


GARDEN: 27' 00" x 25' 00" (8.23m x 7.62m)

Lawn, raised decking area, side gate.

GARAGE:

Garage en-block.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Address: Woodville Road, EN5

