



**£429,950**

**TENURE : LEASEHOLD**

**Woodville Road, EN5**

**Bedrooms : 2**

**Bathrooms : 1**

**Reception Rooms : 1**

**2 BEDROOM GROUND FLOOR  
MAISONETTE**

**OWN GARDEN**

**GARAGE**

**DOUBLE BEDROOMS**

**QUIET LOCATION**

**90 YEARS LEASE REMAINING**

**Mantlestates**

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

office@mantlestates.com | 0208 275 1555

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





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, dodo 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.

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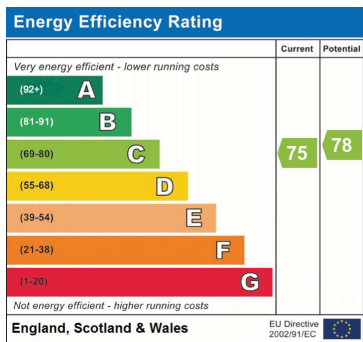




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