



 3
Bedrooms

 1
Bathroom



Mantlestates are pleased to present this newly refurbished, 3 bedroom, End of Terrace house. Well located to East Barnet schools, East Barnet and Cockfosters shopping facilities, Transport links and Parks. The property is available now. New lawn to be laid.

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ENTRANCE DOOR 11' 0" x 5' 02" (3.35m x 1.57m)

Double Glazed Front Door, Radiator, Laminated Flooring, Under Stair Storage Compartment.

THROUGH LOUNGE 22' 09" x 11' 10" (6.93m x 3.61m)

Double Glazed Window to Front Aspect, 2 Radiators, Laminated Flooring, Double Glazed Sliding Door to Garden.

KITCHEN 10' 0" x 6' 8" (3.05m x 2.03m)

Double Glazed Door to Garden, Double Glazed Door to Rear Aspect, Wall and base kitchen units, stainless steel sink and drainer mixed tap, part tiled wall, laminated floor, fridge freezer, electric oven, electric hob, extractor and under unit lighting.

LANDING 7' 05" x 6' 04" (2.26m x 1.93m)

Wooden Railing, Carpet lining staircase, Double Glazed window to side of building.

BATHROOM 6' 01" x 5' 09" (1.85m x 1.75m)

Heated towel rail, tiled walls, tiled flooring, wash hand basin with mixer tap, bath with mixer tap, and shower attachment.

REAR BEDROOM 11' 06" x 10' 03" (3.51m x 3.12m)

Double Glazed windows to Garden, Radiator, Fitted Carpet.

FRONT BEDROOM (1) 11' 06" x 12' 07" (3.51m x 3.84m)

Double Glazed windows towards street, fitted carpet, radiator.

FRONT BEDROOM (2) 7' 04" x 6' 00" (2.24m x 1.83m)

Double Glazed window to street, fitted carpet, Radiator.

GARDEN 34' 01" x 21' 02" (10.39m x 6.45m)

Side door, external water tap, NEW LAWN TO BE FITTED.



£2,300 pcm
Barnet, EN4



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		90
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Barnet, EN4

