



£800,000

TENURE : FREEHOLD

Gallants Farm Road, East Barnet EN4

Bedrooms : 4

Bathrooms : 2

Reception Rooms : 2

4 BEDROOM SEMI DETACHED HOUSE

ULTRA MODERN FITTED KITCHEN

2 MODERN BATHROOMS

WOODEN FLOORING

RAISED COVERED DECKING & GARDEN

OFF STREET PARKING

Mantlestates

2A Church Hill Road, East Barnet, EN4 8TB
office@mantlestates.com | 0208 275 1555
Website: <https://mantlestates.com/>



Mantlestates are pleased to offer this very well presented 4 BEDROOM SEMI-DETACHED HOUSE with ULTRA MODERN KITCHEN & BATHROOMS. Offering 2 Kitchens, 2 bathrooms utility/study room & nice rear garden with raised patio area. OFFERED CHAIN FREE.

Off-street parking & electric car charge point. Short walk to Russell Lanes shopping facilities & bus links and easy access to Oakleigh Park Train Station.

MUST BE SEEN,

ENTRANCE: 16' 00" x 5' 04" (4.88m x 1.63m)

Composite front door, wooden flooring, floor-to-ceiling radiator, spot lights, open to...

FRONT RECEPTION ROOM: 13' 06" x 10' 00" (4.11m x 3.05m)

13'06" into bay x 10'00" Bay double glazed window to front aspect, curved radiator, wooden flooring, spot lights, ceiling speakers.

KITCHEN DINER: 13' 09" x 16' 00" (4.19m x 4.88m)

4 panel bi-folding doors to garden, wooden flooring, kitchen island with quartz work top and sides, wall and floor standing kitchen units with lighting, sunken stainless steel sink with mixer tap, 5 ring gas hob, extractor, 2 x NEF ovens, fitted fridge freezer, quartz work tops, mirrored splash backs, floor to ceiling radiator, spot lights, ceiling speaker.

2nd KITCHEN / UTILITY AREA: 10' 00" x 7' 03" (3.05m x 2.21m)

Double glazed door to garden, double glazed window to rear aspect, wall and floor standing kitchen units, gas hob, extractor, plumbed for washing machine, stainless steel sink drainer with mixer tap, radiator, under unit lighting.

WATER CLOSET: 4' 02" x 4' 00" (1.27m x 1.22m)

Sky light, low level flush water closet, wash and basin with mixer tap in vanity unit, heated towel rail, tiled floor, part tiled walls.

UTILITY AREA / STUDY: 10' 05" x 7' 03" (3.17m x 2.21m)

Sky light, spot lights.

FIRST FLOOR LANDING: 9' 00" x 6' 00" (2.74m x 1.83m)

Double glazed window to side aspect, wooden flooring, spot lights.

REAR BEDROOM: 9' 00" x 5' 10" (2.74m x 1.78m)

Double glazed window to rear aspect, wooden flooring, radiator.

REAR BEDROOM: 13' 08" x 10' 00" (4.17m x 3.05m)

Double glazed window to rear aspect, wooden flooring, radiator.

FRONT BEDROOM: 14' 00" x 9' 09" (4.50m x 2.97m)

14'00" into bay x 9'09" Bay double glazed window to front aspect, wooden flooring, curved radiator.

SHOWER ROOM: 6' 07" x 5' 10" (2.01m x 1.78m)

Double glazed window to front aspect, wash hand basin with mixer tap in vanity unit, low level flush water closet, walk in shower cubicle, spot lights, extractor, heated towel rail, tiled walls, tiled flooring.

2nd FLOOR LANDING: 8' 09" x 3' 06" (2.67m x 1.07m)

Sky light, carpet.

LOFT BEDROOM: 16' 03" x 9' 10" (4.95m x 3.00m)

Juliet balcony to rear aspect, 2 x velux windows to front aspect, carpet, spot lights, fitted wardrobe, storage into eaves.

EN-SUITE: 5' 09" x 9' 02" (1.75m x 2.79m)

Double glazed window to rear aspect, panel bath with mixer tap, heated towel rail, low level flush water closet, walk in shower cubicle, wash hand basin with mixer tap in vanity unit, tiled walls, tiled flooring, extractor, spot lights.

GARDEN PATIO AREA: 11' 06" x 24' 04" (3.51m x 7.42m)

Raised patio area with covered area, under patio storage.

GARDEN LAWN AREA: 46' 00" x 24' 00" (14.02m x 7.32m)

Mainly laid to lawn, mature garden shrubs, garden shed.

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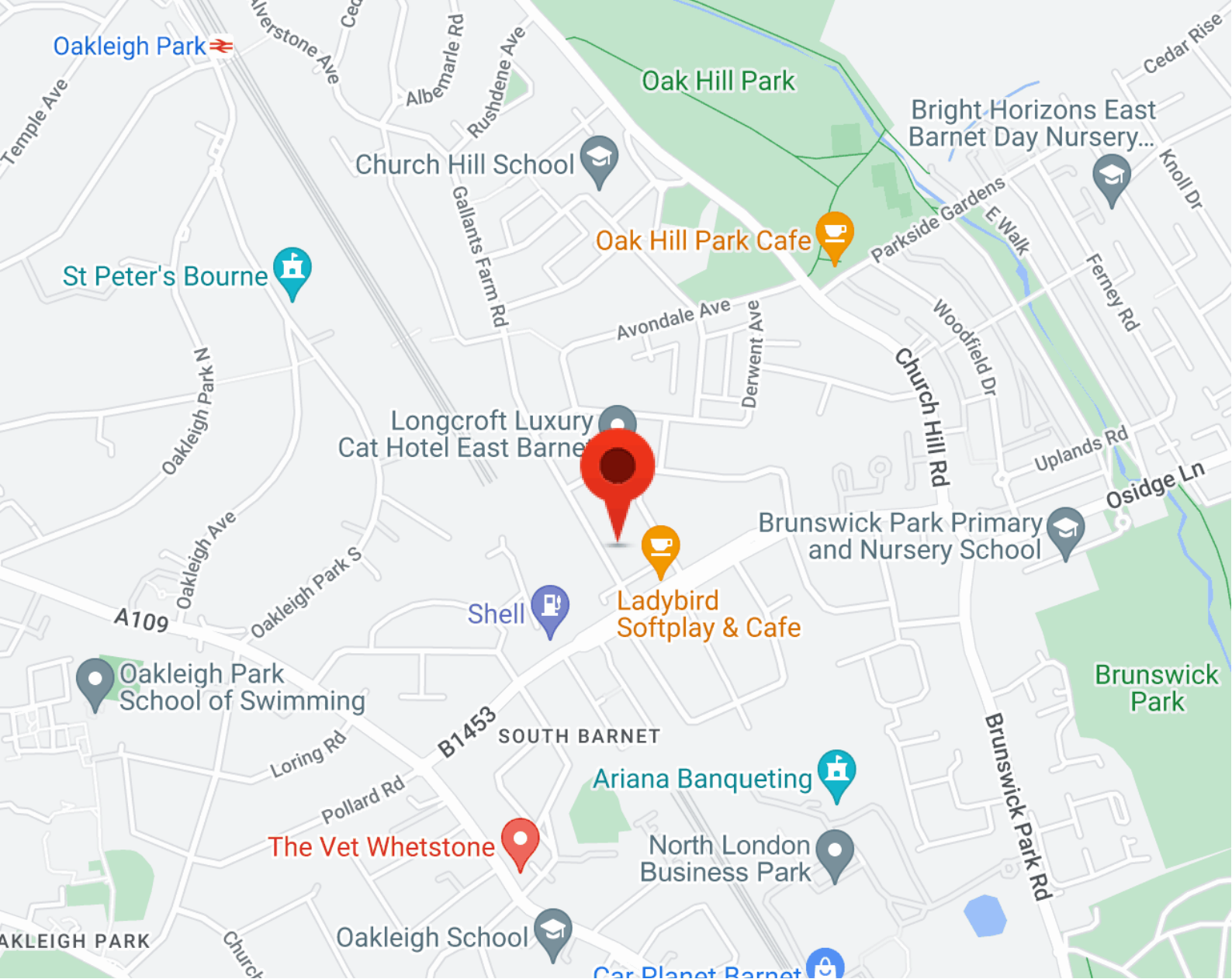
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		72	81
EU Directive 2002/91/EC			

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