

## **£2,500 pcm** East Barnet, EN4 8LW



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Mantlestates are pleased to offer this 3-bedroom extended semidetached family house located in East Barnet/Southgate borders & walking distance to Hampden Square shopping facilities. Near to popular schools & short walk to Oak Hill Park. Mantlestates are pleased to offer this 3-bedroom extended semi-detached family house located in East Barnet/Southgate borders & walking distance to Hampden Square shopping facilities. Near to popular schools & short walk to Oak Hill Park.

**PORCH/ ENTRANCE:** 11' 08" x 2' 06" (3.56m x 0.76m) Understairs storage cupboard, lead double-glazed door to the front aspect.

**RECEPTION:** 24' 00" x 11' 08" (7.32m x 3.56m) Lead double-glazed bay window to the front aspect, double radiator, and laminate floor.

**BREAKFAST AREA:** 15' 08" x 7' 09" (4.78m x 2.36m)

Double-glazed lead doors to the rear aspect & side aspect, laminate floor, double radiator, and work surface.

KITCHEN: 11' 00" x 6' 06" (3.35m x 1.98m)

Double glazed lead window to the side aspect, ceramic floor, square work surface, stainless steel sink drainer with mixer taps, range of wall and base units, plumbing for washing machine, Worcester boiler.

LANDING: 9' 05" x 2' 05" (2.87m x 0.74m) Double-glazed lead window to the side aspect, carpet.

**W/C:** 3' 09" x 2' 06" (1.14m x 0.76m) Low-level flush w/c and double radiator.

**BATHROOM:** 4' 08" x 6' 06" (1.42m x 1.98m) Double glazed lead window to the side aspect, pan oval bath, sink in vanity unit with mixer taps, heated towel rail, tiled walls, and extractor.

**REAR BEDROOM:** 11' 07" x 10' 04" (3.53m x 3.15m) Double glazed lead window to the rear aspect, carpet, built-in wardrobes, Cupboard housing immersion heater.

**FRONT BEDROOM:** 12' 00" x 10' 06" (3.66m x 3.20m) Double-glazed bay lead window to the front aspect, built-in wardrobes, carpet, and double radiator.

**FRONT BEDROOM:** 6' 07" x 6' 09" (2.01m x 2.06m) Double-glazed lead window to the front aspect, double radiator, carpet, and built-in wardrobes.

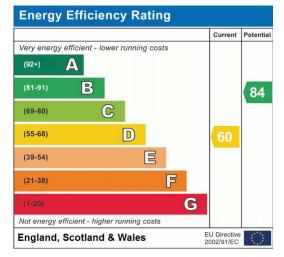
**EXTERIOR:** 55' 00" x 20' 00" (16.76m x 6.10m) Rear garden, patio, lawn, greenhouse, floral surroundings.

**GARAGE:** 18' 00" x 9' 00" (5.49m x 2.74m) Side and rear access, shared driveway.



## C East Barnet School Addison Ave Winds Saracens Amateur RFC The Fairway Danel DeBohun Cowper Gardens Oak Hill Wood Oak Hill College Fam Avenue Rd HOODALE Dental Beauty Southgate Cedar Rise Barchester -Hugh Myddelton... Oak Hill Park Stuart Rd Osidge Ln Church Hill School right Horizons East Barnet Day Nursery... EWall Chase Side Oak Hill Park Cafe Manor Dr erneyAd Avondale Ave Woodfield Dr 10 ct M Church Hill Rd Paint The Town ᅌ Sherry ecil Rd Cat Hotel East Barnet pg OSIDGE Osidge Ln Hampden Way Brunswick Park Primary and Nursery School Pyrimes Broo Ashmole Academy Shell Chase Way Ladybird Softplay & Cafe P Google Map data ©2024

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Address: Brookside South, East Barnet, EN4

