



BRITISH
PROPERTY
AWARDS

2021
2024

★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT
IN BARNET



Mantlestates



Mantlestates

£1,850,000

TENURE : FREEHOLD

CLAREMONT ROAD, HADLEY WOOD EN4

Bedrooms : 6

Bathrooms : 7

Reception Rooms : 2

**6 BEDROOM DETACHED
HOUSE**

7 BATHROOMS

**CATCHMENT TO LOCAL
SCHOOLS**

QUIET LOCATION

VERY LARGE RECEPTION

SPACIOUS KITCHEN/ DINER

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 6 BEDROOM DETACHED HOUSE with en-suites to every bedroom, utility room & Guest bedroom. MODERN FULLY FITTED KITCHEN & wooden flooring throughout. OFF STREET PARKING. Set in a quiet location with easy access to Hadley Wood train station. Must be seen. CHAIN FREE.

ENTRANCE HALL: 21' 47" x 7' 96" (7.59m x 4.57m)

Double-glazed door to the side & front aspect, wood floor, spotlights.

CLOAKROOM: 5' 27" x 3' 15" (2.21m x 1.30m)

Low-level flush w/c, wash hand basin in vanity unit with mixer taps, spotlights, extractor, heated towel rail, tiled floor.

LOUNGE/ DINING AREA: 22' 68" x 39' 16" (8.43m x 12.29m)

22' 68" < 39'16" X 15'62" < 24'029 Double glazed window to the front aspect, spotlights, mood lighting, wood flooring, DINING

AREA: Double glazed window to the rear aspect, & bi-folds to the garden, mood lighting, wood floor.

KITCHEN: 14' 09" x 12' 46" (4.50m x 4.83m)

Double glazed window to the rear aspect, opening Velux & skylight, wall & base units, quartz worktop, sink drainer with mixer tap, electric hob, extractor, electric oven, fitted microwave, spotlights, fitted dishwasher, fridge/ freezer.

UTILITY ROOM: 8' 78" x 8' 85" (4.42m x 4.60m)

Washing machine, clothes dryer, stainless steel sink drainer with mixer taps, wall & base units, tiled floor, spotlights, storage cupboard.

GROUND FLOOR BEDROOM: 16' 62" x 13' 30" (6.45m x 4.72m)

Double-glazed window to the front aspect, double-glazed window to the side aspect, wood floor, spotlights.

GROUND FLOOR SHOWER ROOM: 5' 67" x 4' 65" (3.23m x 2.87m)

Double glazed window to the side aspect, low-level flush w/c, walk-in shower, wash hand basin in vanity unit & mixer tap, tiled floor, extractor, spotlights.

FIRST FLOOR LANDING: 13' 01" x 7' 94" (3.99m x 4.52m)

Double-glazed arch window to the front aspect, wood floor, spotlights.

FIRST FLOOR FRONT BEDROOM: 10' 97" x 13' 77" (5.51m x 5.92m)

Double-glazed window to the front aspect, wood floor, spotlights.

EN-SUITE: 8' 02" x 8' 23" (2.49m x 3.02m)

Double glazed window to the side aspect, jacuzzi panel bath with mixer taps, low-level flush w/c, storage cupboard, walk-in shower, wash hand basin in vanity unit with mixer taps, tiled floor, spotlights, extractor.

REAR BEDROOM: 11' 49" x 13' 72" (4.60m x 5.79m)

Double glazed to the rear aspect, wood floor, spotlights.

EN-SUITE: 6' 30" x 7' 98" (2.59m x 4.62m)

Double glazed window to the rear aspect, wash hand basin in vanity unit with mixer taps, jacuzzi bath with mixer tap, low-level flush w/c, walk-in shower, tiled floor, spotlights.

REAR MIDDLE BEDROOM: 14' 77" x 11' 13" (6.22m x 3.68m)

Double-glazed window to the rear aspect, wood floor, spotlights.

STORAGE CUPBOARD: 4' 51" x 4' 21" (2.51m x 1.75m)

Lighting & wood floor.

EN-SUITE: 8' 23" x 3' 72" (3.02m x 2.74m)

Double glazed to rear aspect, low-level flush w/c, wash hand basin in vanity unit with mixer tap, walk-in shower, tiled floor, extractor, spotlights.

FRONT BEDROOM: 10' 87" x 10' 97" (5.26m x 5.51m)

Double-glazed window to the front aspect, wood floor, spotlights.

EN-SUITE: 8' 66" x 3' 68" (4.11m x 2.64m)

Double-glazed window to the side aspect, low-level flush w/c, wash hand basin in vanity unit with mixer tap, walk-in shower, heated towel rail, tiled floor, extractor.

SECOND FLOOR LANDING: 5' 07" x 2' 89" (1.70m x 2.87m)

Wood floor, Velux opening window, spotlights.

SECOND FLOOR BEDROOM: 10' 03 8" x 63' " (3.12m x 19.20m)

(10'03 X 8'63) X (8'09 > 3'35 X 3'44 < 9'40) Storage cupboard into eaves, wood floor, spotlights, double glazed window to the rear aspect.

STORAGE CUPBOARD: 90' 00" x 5' 95" (27.43m x 3.94m)

Wood floor, lighting.

EN-SUITE: 6' 25" x 6' 19" (2.46m x 2.31m)

Double-glazed window to the rear aspect, walk-in shower, low-level flush w/c, heated towel rail, wash hand basin with mixer tap in vanity unit, tiled floor, spotlights, extractor.

SECOND FLOOR BEDROOM: 19' 10" x 8' 66" (6.05m x 4.11m)

Double-glazed window to the rear aspect, wood floor, spotlights, storage in eaves.

STORAGE CUPBOARD:

Wood flooring, lights.

EN-SUITE: 6' 10" x 6' 17" (82" x 89")

Double glazed window to the side aspect, wash hand basin with mixer tap & vanity unit, low-level flush w/c, walk-in shower, tiled floor.

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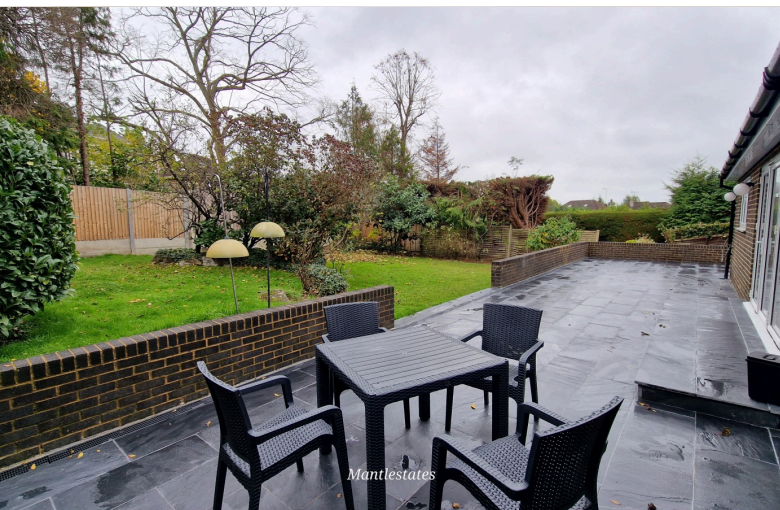
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| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 78 |
| (55-68) | D | 70 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

