



BRITISH
PROPERTY
AWARDS

2021
2024

★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT
IN BARNET



Mantlestates



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£1,799,950

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

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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 and skylight, wall and 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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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	



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