



Asking Price £689,950
Ridgeway Avenue, East Barnet EN4




BRITISH
PROPERTY
AWARDS
2021
2024
★★★★★
GOLD WINNER
ESTATE AGENT
IN BARNET

 3
Bedrooms

 1
Bathroom

Mantlestates

2A Church Hill Road, East Barnet, EN4 8TB |
office@mantlestates.com

0208 275 1555



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Mantlestates are pleased to offer this **IMMACULATELY REFURBISHED 3 Bedroom Terraced House**. **THIS PROPERTY HAS BEEN COMPLETELY REFURBISHED** to a very **HIGH STANDARD**. Very well located to East Barnets Schools, Shopping Facilities, transport links & Oak Hill Park. Boasting a South Westerly Facing Garden with raised patio.
****OFFERED CHAIN FREE****

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ENTRANCE HALL: 13' 00" x 6' 00" (3.96m x 1.83m)

Wooden flooring, double radiator, under stairs storage cupboard.

FRONT RECEPTION: 13' 00" x 15' 04" (3.96m x 4.67m)

Double glazed window to front aspect, double radiator, and coving to ceiling, wooden flooring.

REAR RECEPTION/KITCHEN (open plan) 11' 08" x 12' 05" (3.56m x 3.78m)

RECEPTION AREA: Open plan living area opening on the Kitchen area. Double-glazed sliding doors to rear garden, wooden flooring, double radiator.

KITCHEN AREA: 8' 05" x 9' 10" (2.57m x 3.00m)

KITCHEN AREA: Double-glazing window to rear aspect, wooden flooring, wall and base units with quartz work surface. All NEW integrated appliances - Zanussi Electric hobs, Zanussi electrical oven, extractor fan. New Vaillant Gas Central Boiler Stainless steel sink with mixer tap. Fitted Washing machine, fitted Zanussi dishwasher. Fitted AEG Fridge Freezer. Spot lights throughout.

REAR BEDROOM 2: 11' 04" x 13' 04" (3.45m x 4.06m)

Double-glazed window to rear aspect, carpet, double radiator.

FRONT BEDROOM 3: 8' 05" x 7' 00" (2.57m x 2.13m)

Double-glazed window to front aspect, carpet, double radiator

FRONT BEDROOM 1: 12' 06" x 14' 05" (3.81m x 4.39m)

Bay double-glazed window to front aspect, carpet, double radiator.

GARDEN: 64' 00" x 21' 00" (19.51m x 6.40m)

Southwest facing rear garden, raised patio, area with Indian sandstone slabs. Mostly laid to lawn.

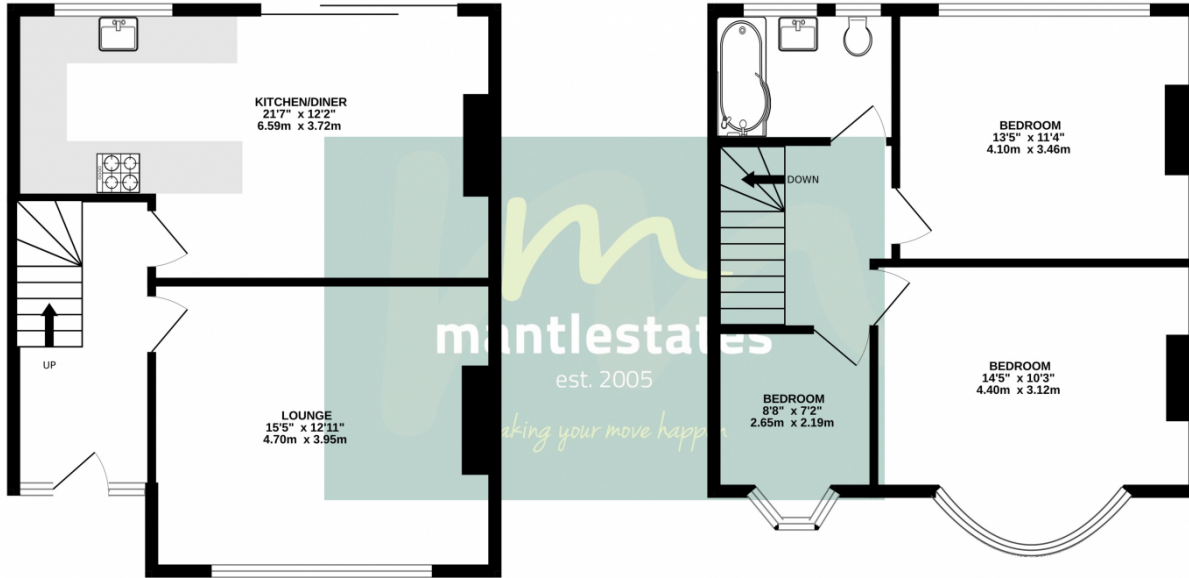


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GROUND FLOOR
510 sq.ft. (47.4 sq.m.) approx.

1ST FLOOR
477 sq.ft. (44.3 sq.m.) approx.



TOTAL FLOOR AREA: 987 sq.ft. (91.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C	70	
(55-68)	D		
(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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