



Asking Price £302,500
Someroates Close, New Barnet EN4




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

1 Bedroom
1 Bathroom

Mantlestates

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

0208 275 1555



Mantlestates are pleased to offer this delightful and very well-maintained one-bedroom first-floor maisonette in excellent condition and located just adjoining Covert Way Nature Reserve and the rear of Trent Park. The flat has a double bedroom with fitted wardrobes, a fitted kitchen with extra pantry storage space, a tiled bathroom and a bright spacious reception. The property has its own private garden, and allocated parking space.

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ENTRANCE: 8' 9" x 2' 6" (2.67m x 0.76m)

Carpet, two storage cupboards, and access to the loft.

RECEPTION: 15' x 9' 3" (4.57m x 2.82m)

Dual aspect window swing windows, carpet, electric wall heater, single radiator.

KITCHEN: 8' 5" x 5' 6" (2.57m x 1.68m)

Swing window to front aspect, fitted wall and base units, induction hob, built-in oven with extractor fan, stainless steel sink and drainer with mixer taps, part tiles walls, cupboard housing the boiler, single radiator.

BEDROOM: 15' 00" x 7' 8" (4.57m x 2.34m)

Swing window to rear, carpet, built-in wardrobes, single radiator

BATHROOM: 8' 6" x 4' 9" (2.59m x 1.45m)

Porcelain sink with mixer taps and vanity units, panelled bath with mixer taps, wall-mounted shower and shower screen, low-level flush w/c, part tiled walls, single radiator.

REAR GARDEN: 27' 0" x 20' 0" (8.23m x 6.10m)

Own private garden to rear of the property

OFF STREET PARKING:

Allocated off-street parking.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	70	78
(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

Address: Somercoates Close, New Barnet EN4

