



**BRITISH
PROPERTY
AWARDS**

**2021
2024**

★★★★★

GOLD WINNER

ESTATE AGENT
IN BARNET

 **4**
Bedrooms

 **2**
Bathrooms

Mantlestates

Asking Price £729,950
Ridgeway Avenue, East Barnet EN4



Mantlestates is pleased to offer this Extended 4 BEDROOM END OF TERRACE house, which boasts 3 double bedrooms, a through lounge, a fitted kitchen, 2 bathrooms, 3 WCs, double garage & off-street parking. Ideally located to East Barnet's popular schools & very near to Oak Hill Park. OFFERED CHAIN FREE

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ENTRANCE PORCH: 3' 04" x 5' 07" (1.02m x 1.70m) Double-glazed door to front aspect, terracotta floor tiles, understairs storage cupboard.

HALLWAY: 13' 05" x 6' 01" (4.09m x 1.85m) Laminate floor, radiator.

FRONT RECEPTION: 12' 07" x 15' 00" (3.84m x 4.57m) Double-glazed window to front aspect. laminate flooring, double radiator, feature fireplace, coving to ceiling, shelving.

REAR RECEPTION: 12' 04" x 15' 00" (3.76m x 4.57m) Double-glazed door to kitchen, laminate floor, double radiator, feature fireplace, timber feature ceiling.

KITCHEN: part 1 8' 05" x 7' 02" (2.57m x 2.18m) Wall and base units, spotlights, coving to ceiling, under unit lights, plumbing for washing machine, plumbing for dishwasher, part-tiled walls

KITCHEN: part 2 8' 00" x 16' 06" (2.44m x 5.03m) Double glazed door to garden, double glazed window to rear aspect, radiator x 2, wall and base units, radiator, spotlights, gas hob, electric oven, stainless steel sink drainer with mixer tap.

DOWNSTAIRS W/C: 5' 05" x 3' 03" (1.65m x 0.99m) Low-level flush w/c, wash hand basin, tiled walls.

LANDING: 8' 00" x 8' 02" (2.44m x 2.49m) Double-glazed window to side aspect, carpet and radiator.

BATHROOM 5' 09" x 8' 00" (1.75m x 2.44m) Two double-glazed windows to the rear aspect, part tiled walls, low-level flush w/c, extractor fan, wash hand basin with mixer tap, paneled bath with mixer taps, and shower attachment, double radiator, wood paneling on ceiling.

REAR BEDROOM: 11' 03" x 13' 01" (3.43m x 3.99m) Double-glazed window to rear aspect, carpet, coving to ceiling, fitted wardrobes, radiator.

FRONT BEDROOM: 13' 09" x 13' 09" (4.19m x 4.19m) Double-glazed window into a square bay to front aspect, carpet, coving to ceiling, fitted wardrobes, radiator.

FRONT BEDROOM: 9' 00" x 7' 04" (2.74m x 2.24m) Double-glazed window to front aspect, carpet, radiator.

LOFT BEDROOM: 12' 01" x 11' 07" (3.68m x 3.53m) Double-glazed window to rear aspect, carpet, storage in eaves.

EN-SUITE: 6' 07" x 4' 05" (2.01m x 1.35m) Double-glazed window to rear aspect, wash hand basin with mixer tap, low-level flush w/c, heated towel rail, walk-in shower, tiled walls, and tiled floor.

GARDEN: 34' 00" x 24' 00" (10.36m x 7.32m) Crazy paving, external power point.

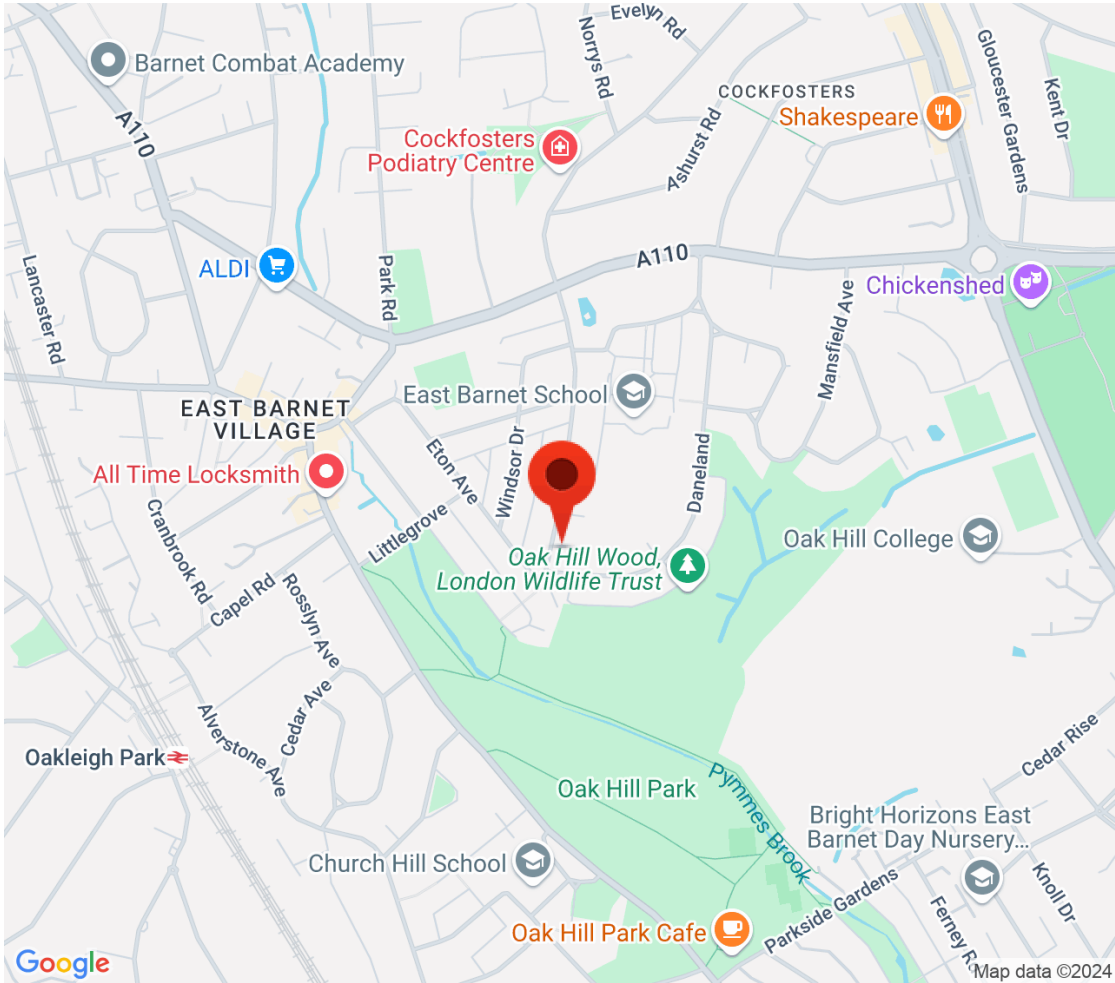
GARAGE: 16' 03" x 16' 04" (4.95m x 4.98m) Situated at the rear of the garden, power point in the garage.

DRIVEWAY / OFF STREET PARKING: Room for two cars.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Ridgeway Gardens, East Barnet, EN4

