



Asking Price £759,950  
Ridgeway Avenue, East Barnet EN4




BRITISH  
PROPERTY  
AWARDS

2021  
2024

★★★★★

**GOLD WINNER**

ESTATE AGENT  
IN BARNET

4  
Bedrooms

2  
Bathrooms

Mantlestates

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

0208 275 1555





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, panelled bath with mixer taps, and shower attachment, double radiator, wood panelling 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.

**TOP FLOOR LANDING:** 12' 01" x 11' 07" (3.68m x 3.53m) Carpeted.

**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.

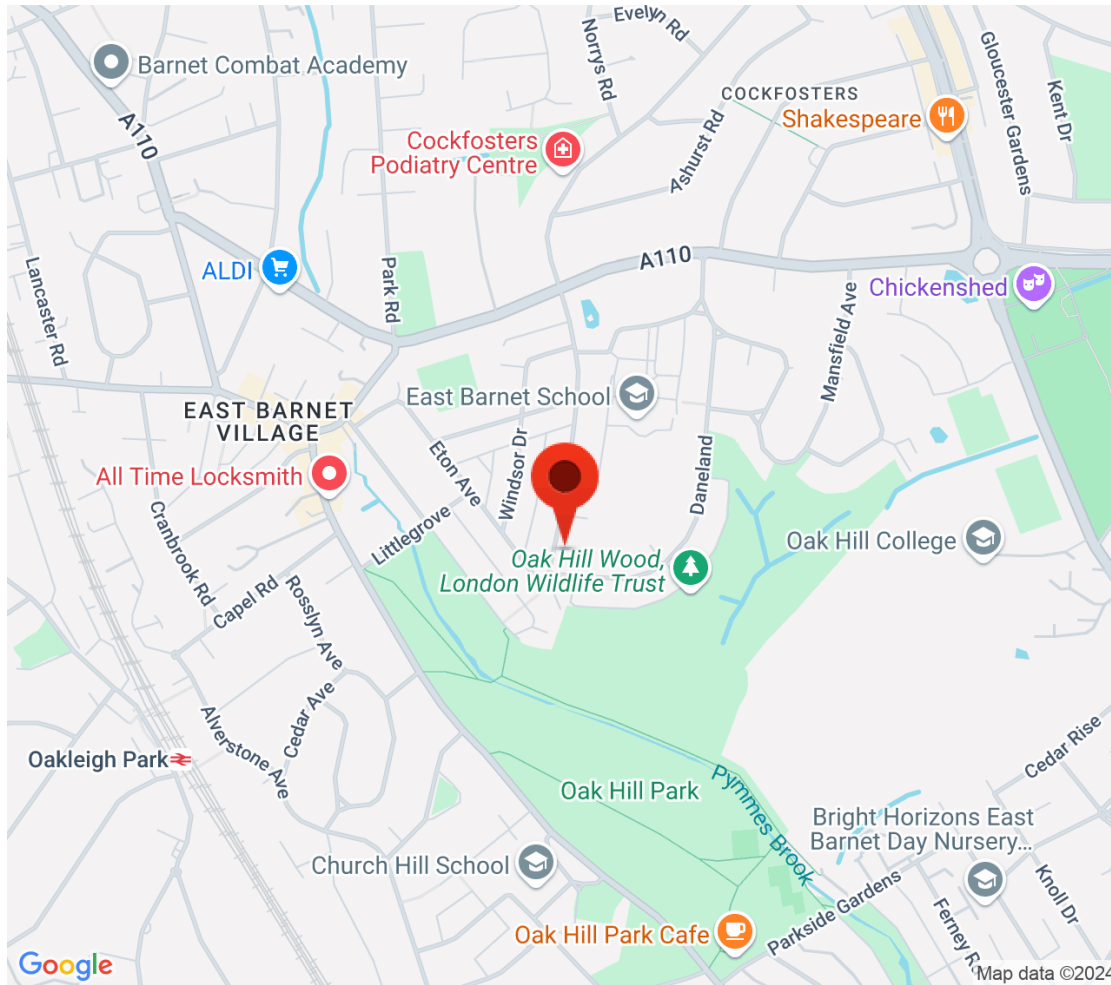
**DRIVEWAY / OFF STREET PARKING:** Room for two cars.





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## Ridgeway Avenue, East Barnet EN4



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

Address: Ridgeway Gardens, East Barnet, EN4

