

**BRITISH
PROPERTY
AWARDS**

2024



GOLD WINNER

ESTATE AGENT
IN BARNET

 **3**
Bedrooms

 **1**
Bathroom

Mantlestates



MANTLESTATES are pleased to offer this 3 BEDROOM END OF TERRACED HOUSE. Boasting 2 Reception Rooms, South West Facing Garden and located in a quiet loction. Well located to East Barnets Popular Schools & VERY NEAR TO OAK HILL PARK. Easy access to Southgates & East Barnets Shopping Facilities. Offered Chain Free.

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ENTRANCE PORCH: 2' 01" x 5' 03" (0.64m x 1.60m) Double-glazed front door, terracotta floor tiles.

HALLWAY: 13' 03" x 5' 08" (4.04m x 1.73m) Double front doors with leaded stained glass, herringbone parquet flooring, double radiator, picture rail, coving to ceiling, under stairs storage cupboard.

FRONT RECEPTION: 14' 04" x 12' 01" (4.37m x 3.68m) Bay window with coloured leaded glass to the front aspect with secondary glazing, coving to ceiling, carpet, double radiator, feature fireplace with tiled hearth and surround.

REAR RECEPTION: 14' 01" x 10' 06" (4.29m x 3.20m) Double glazed sliding door to garden, carpet, coving to ceiling, double radiator.

KITCHEN: 9' 01" x 7' 02" (2.77m x 2.18m) Double-glazed window-to-side access, double-glazed door and window to garden, wall and base units, part tiled walls, plumbing to the washing machine, lino flooring, stainless steel sink with drainer and mixer taps, gas hob, electric oven, extractor fan, gas boiler. STORAGE AREA - 2.08 X 2.05, window to side aspect.

LANDING: 7' 08" x 6' 03" (2.34m x 1.91m) Window-to-side aspect with leaded coloured glass with secondary glazing, carpet, loft access, picture rail.

BATHROOM: 7' 02" x 6' 03" (2.18m x 1.91m) Double-glazed window to rear aspect, storage cupboard housing hot water cylinder, panelled bath with mixer tap and shower attachment, part tiled walls, wash hand basin, low-level flush w/c radiator, lino flooring.

FRONT BEDROOM: 14' 09" x 11' 04" (4.50m x 3.45m) Bay window to front aspect with leaded coloured glass and secondary glazing to front aspect, carpet, radiator, fitted wardrobes, picture rail.

REAR BEDROOM: 14' 02" x 11' 06" (4.32m x 3.51m) Double-glazed window to rear aspect, carpet, radiator, picture rail, storage cupboards, either side of chimney breast.

FRONT BEDROOM: 10' 06" x 6' 04" (3.20m x 1.93m) Bay window to front aspect with leaded stained glass and secondary glazing, radiator, carpet.

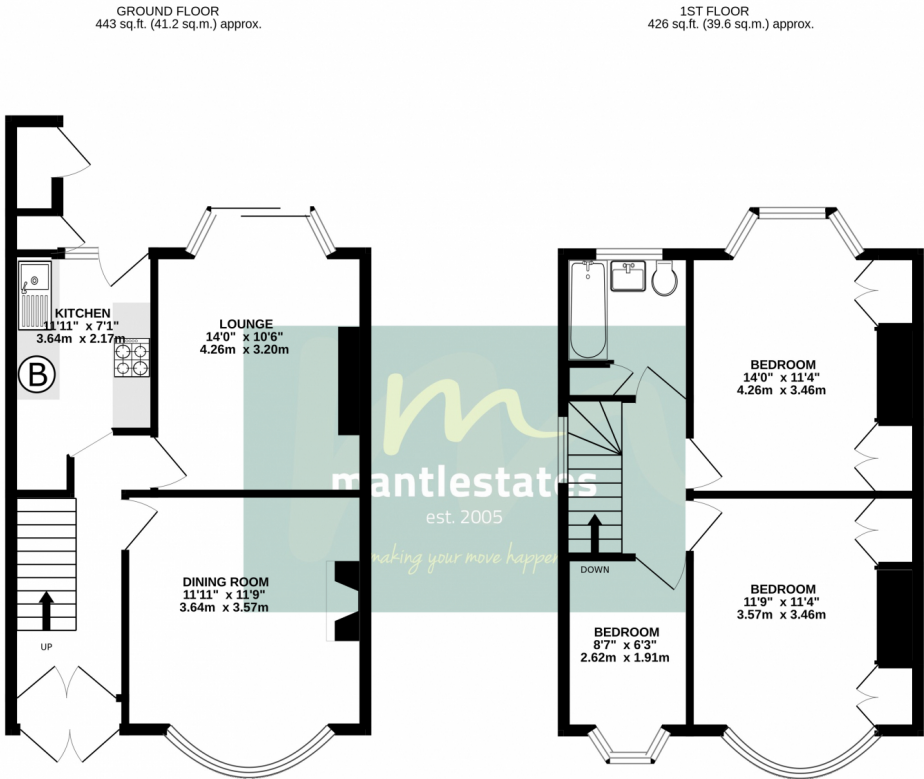
REAR GARDEN: 77' 00" x 21' 00" (23.47m x 6.40m) South west facing, mainly laid to lawn, mature shrubs, apple tree, patio area, garden shed, garage, 2 x brick built storage cupboards.

FRONT GARDEN: Mature shrubs & lawn.

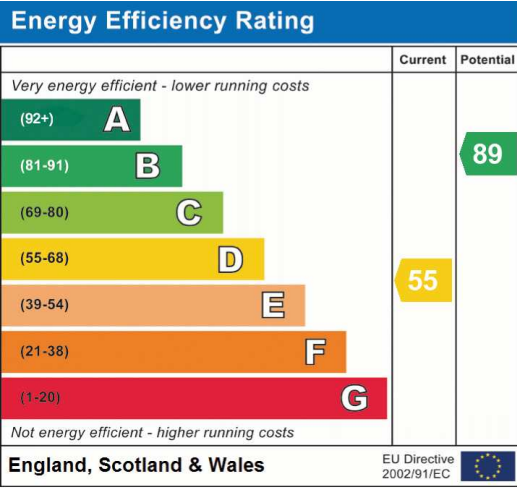


Asking Price £585,000

Woodfield Drive, East Barnet EN4



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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Address: Woodfield, East Barnet, EN4

