



£519,950

Potters Road, New Barnet EN5




BRITISH
PROPERTY
AWARDS

2021
2024

★★★★★

GOLD WINNER

ESTATE AGENT
IN BARNET

2 Bedrooms

1 Bathroom

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

0208 275 1555



****REDUCED**** Mantlestates are pleased to offer this Beautiful Period Converted Property that is VERY WELL PRESENTED. Boasting 2 BEDROOMS, DIRECT ACCESS TO OWN SOUTHERLY FACING GARDEN, Off Street Parking & high ceilings. The property has recently been refurbished. Spacious fully fitted kitchen with Solid Minerva worktops. Easy access to High Barnet Tube Station (Northern Line) & High Barnet's Shopping facilities. Sold with FREEHOLD.

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ENTRANCE HALL: 19' 09" x 2' 10" (6.02m x 0.86m)

HALL WAY: (19'09" x 2'10") Tiled flooring, spotlights, coving to ceiling, ceiling storage, wall mounted app controlled electric heater. OPEN UNDER STAIR STORAGE AREA: (4'01" x 3'00") Storage area.

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

15'04" into bay x 13'00" Double glazed sash window to front aspect x 3, carpet, wall mounted electric wall heater, coving to ceiling, ceiling rose.

LOUNGE: 12' 04" x 12' 00" (3.76m x 3.66m)

(12'04" x 12'00") x (7'02" x 7'10") Double-glazed windows to the rear aspect, double glazed door to garden, wall-mounted electric heater x 2, coving to ceiling, engineered wooden flooring.

KITCHEN: 14' 09" x 11' 02" (4.50m x 3.40m)

Double glazed door to garden, double glazed window to side aspect, spotlights, tiled flooring, wall and floor standing kitchen units, solid Minerva worktops, butler sink with mixer tap, wall mounted app controlled electric heater, fitted washing machine, fitted dishwasher.

BATHROOM: 10' 03" x 4' 06" (3.12m x 1.37m)

Double glazed window to rear aspect, tiled flooring, part tiled walls, wash hand basin with mixer tap in vanity unit, low-level flush water closet, walk-in shower, extractor, spotlights, electric heated towel rail.

REAR BEDROOM: 10' 05" x 6' 04" (3.17m x 1.93m)

Double glazed window to side aspect, carpet, electric wall mounted radiator, coving to ceiling, fitted wardrobe.

REAR GARDEN: 55' 00" x 25' 00" (16.76m x 7.62m)

55'00" x 15'00" < 25'00" Southerly facing, tiled patio area, mainly laid to lawn, flower beds, side access, pergola. Garden Shed: 12ft x 4.10ft lighting and power sockets.

FRONT GARDEN/PARKING: 18' 00" x 28' 00" (5.49m x 8.53m)

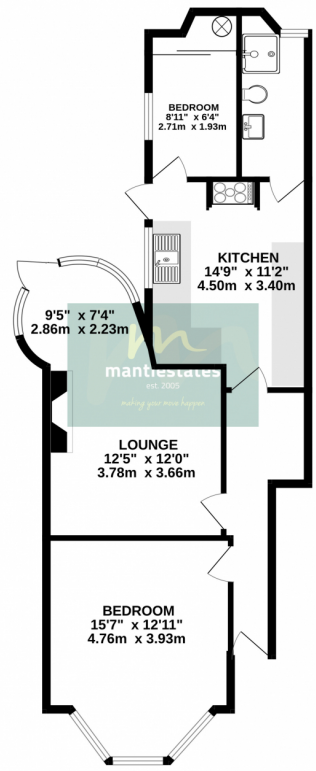
Steps to the front door, block paved driveway, parking for one car, flower beds. BIN STORAGE AREA: 8'07" x 8'07"



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GROUND FLOOR
731 sq.ft. (67.9 sq.m.) approx.



TOTAL FLOOR AREA: 731 sq.ft. (67.9 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		
(69-80)	C		77
(55-68)	D		
(39-54)	E		
(21-38)	F	28	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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