



 **3**
Bedrooms

 **2**
Bathrooms

Mantlestates



Mantlestates are delighted to offer this **NEWLY REFURBISHED 3-BEDROOM** Victorian house, In the heart of East Barnet Village. This property has not been on the market for over 40 years, There is a large kitchen breakfast room with underfloor heating, a Private rear garden, And a large loft room. Close to all amenities and great for all primary and secondary schools and open spaces.

Mantlestates are delighted to offer this NEWLY REFURBISHED & EXTENDED 3-BEDROOM Victorian house, In the heart of East Barnet Village. This property has not been on the market for over 40 years, There is a large fully fitted kitchen breakfast room with branded appliances and with underfloor heating, a Private rear garden, And a large loft room. Close to all amenities and great for all primary and secondary schools and open spaces. Also benefiting with 2 Shower Rooms & 2 W/Cs. Short walk to Oakleigh Park train station with direct access to Kings Cross & Moorgate via Finsbury Park. OFFERED CHAIN FREE.

ENTRANCE HALL: 18' 01" x 7' 01" (5.51m x 2.16m)
(Entrance Hall measures 18.01 X 3.04 < 7.01). Porch area with door opening into hallway. Laminate flooring, spotlights, underfloor heating.

FRONT RECEPTION: 12' 10" x 13' 04" (3.91m x 4.06m)
Double-glazed Bay windows to front aspect, carpet, verticle radiator, wall lights

CLOAK ROOM: 3' 03" x 5' 01" (0.99m x 1.55m)
Wash hand basin with mixer tap and vanity unit, low-level flush w/c, part tiled walls, laminate floor, extractor fan, spot lights.

DINING AREA: 13' 00" x 11' 07" (3.96m x 3.53m)
Laminate flooring, picture rail, underfloor heating.

STORAGE CUPBOARD: 2' 10" x 10' 00" (0.86m x 3.05m)

SHOWER ROOM: 4' 01" x 4' 08" (1.24m x 1.42m)
Laminate flooring, part tiled walls, double walk-in shower, spot-lights, extractor fan.

KITCHEN AREA: 7' 05" x 15' 10" (2.26m x 4.83m)
Double-glazed sliding doors to the garden, double-glazed window to rear aspect, wall and base units, quartz worktop, sunken sink with mixer tap, AEG Appliances dishwasher, washing machine, fitted fridge freezer, microwave, BOSSH oven, 5 ring gas hob and combination boiler tiled floor with skylight and stoplights.

LANDING: 17' 05" x 6' 00" (5.31m x 1.83m)
Carpet, leaded stained double-glazed window to side aspect, loft access, radiator

FRONT BEDROOM: 10' 10" x 17' 04" (3.30m x 5.28m)
Dual-aspect double-glazed, windows to front aspect, double radiator, carpet, spot & wall lights.

REAR BEDROOM: 9' 00" x 7' 10" (2.74m x 2.39m)
Double-glazed window to rear aspect, double radiator, carpet, spot-lights

REAR BEDROOM: 9' 00" x 8' 10" (2.74m x 2.69m)
Double-glazed window to rear aspect, carpet, double radiator, spot-lights.

SHOWER ROOM: 6' 07" x 5' 03" (2.01m x 1.60m)
Low-level flush w/c, walk-in shower, wash hand basin, mixer tap, vanity unit, heated towel rail, tiled floor, spot-lights, underfloor heating.

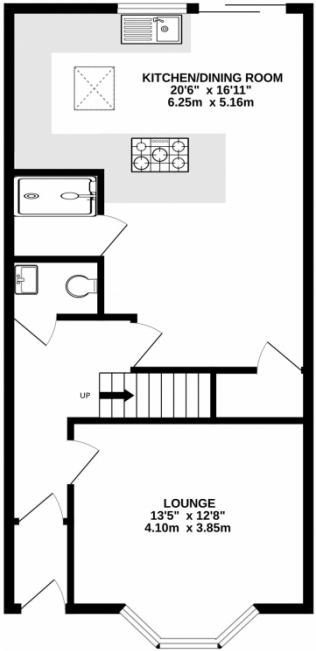
GARDEN: 38' 05" x 19' 04" (11.71m x 5.89m)



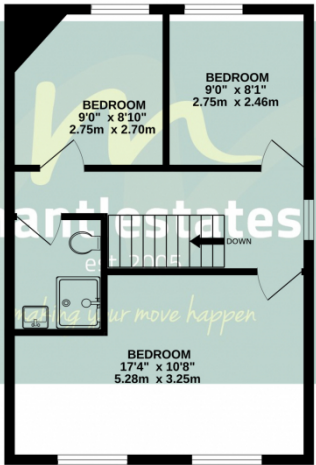
Asking Price £625,000

Middle Road, East Barnet, EN4

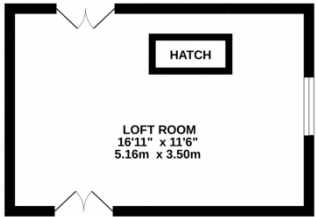
GROUND FLOOR
587 sq.ft. (54.5 sq.m.) approx.



1ST FLOOR
427 sq.ft. (39.7 sq.m.) approx.



LOFT ROOM
194 sq.ft. (18.1 sq.m.) approx.



TOTAL FLOOR AREA : 1208 sq.ft. (112.3 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		80
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Address: Middle Road, East Barnet, EN4

