



Asking Price £650,000
Hertford Road, New Barnet EN4



BRITISH
PROPERTY
AWARDS
2021
2024
★★★★★
GOLD WINNER
ESTATE AGENT
IN BARNET

3
Bedrooms

1
Bathroom

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

0208 275 1555



Mantlestates are pleased to offer this extended and well-presented 3-bedroom end-of-terrace house set in a quiet location with a garage to the side and off-street parking. This property boasts a conservatory and a south-facing garden. Easy Access to New Barnet Train Station and shopping Facilities. Offered CHAIN-FREE. Potential to extend subject to planning permission

Mantlestates are pleased to offer this extended and well-presented 3-bedroom end-of-terrace house set in a quiet location with a garage to the side and off-street parking. This property boasts a conservatory and a south-facing garden. It is Easy to access New Barnet Train Station and shopping Facilities. It is near New Barnets Leisure Centre and has easy Access to Popular Schools. Offered CHAIN-FREE. Potential to extend subject to planning permission.

ENTRANCE PORCH: 2' 10" x 5' 06" (0.86m x 1.68m)

Double-glazed door and windows.

ENTRANCE HALL: 13' 00" x 6' 00" (3.96m x 1.83m)

Double-glazed front door, radiator, laminate flooring, spotlights, dado rail, under stairs storage cupboard.

KITCHEN: 9' 06" x 9' 07" (2.90m x 2.92m)

Double-glazed window to rear aspect, wall and base units, spotlights, electric cooker, extractor, fitted dishwasher, gas central heating boiler, stainless steel sink with drainer and mixer taps, tiled floor, and part tiled walls.

OFFICE AREA: 9' 08" x 9' 03" (2.95m x 2.82m)

Laminate flooring, radiator, coving to ceiling, and spotlights.

LOUNGE: 12' 07" x 12' 08" (3.84m x 3.86m)

Double-glazed window to front aspect, laminate flooring, coving to ceiling, radiator.

CONSERVATORY: 11' 03" x 17' 08" (3.43m x 5.38m)

Double aspect - double-glazed windows to the rear aspect, tiled floor, radiator, and spotlights.

W/C:

Low-level flush w/c, radiator, wash hand basin with mixer tap, tiled floors, extractor fan, and spotlights.

UTILITY AREA: 7' 00" x 9' 08" (2.13m x 2.95m)

Double glazed window to side aspect, wall and base units, sink unit, and plumbing for washing machine and dryer.

GARAGE: 16' 00" x 9' 08" (4.88m x 2.95m)

Lighting, electrical sockets, up & over metal door.

LANDING: 8' 03" x 5' 10" (2.51m x 1.78m)

Carpet, storage cupboard, loft access, spotlights, and dado rail.

BATHROOM: 5' 04" x 7' 08" (1.63m x 2.34m)

Double-glazed window to rear aspect, tiled floor, part tiled walls, wash hand basin with mixer tap and vanity unit, spotlights, low-level flush w/c, panelled bath with mixer taps, and wall shower.

REAR BEDROOM: 11' 00" x 9' 01" (3.35m x 2.77m)

Double-glazed window to rear aspect, wooden floor, radiator, storage cupboard, coving to ceiling, and spotlights.

FRONT BEDROOM: 11' 04" x 10' 02" (3.45m x 3.10m)

Double-glazed window to front aspect, wooden floor, radiator, 2 storage cupboard, coving to ceiling, and spotlights.

FRONT BEDROOM: 8' 06" x 8' 02" (2.59m x 2.49m)

Double-glazed window to front aspect, wooden floor, radiator, coving to ceiling, and spotlights

GARDEN: 62' 00" x 28' 00" (18.90m x 8.53m)

South-facing mainly laid to lawn, green house, shed, patio area.



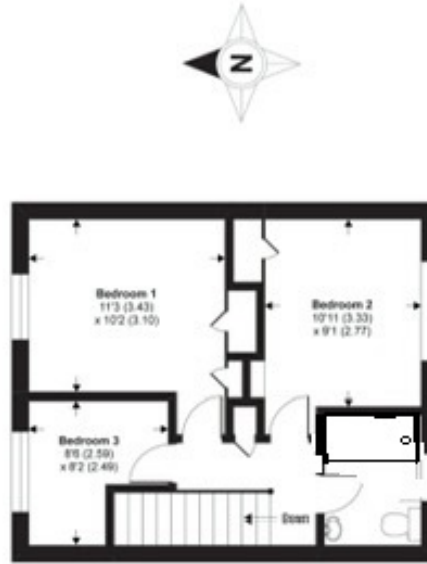
Asking Price £650,000
Hertford Road, New Barnet EN4

Hertford Road, Barnet, EN4

MAIN HOUSE APPROX. GROSS INTERNAL FLOOR AREA 1178 SQ FT 109.4 SQ METRES
GARAGE APPROX. GROSS INTERNAL FLOOR AREA 148 SQ FT 13.7 SQ METRES
TOTAL APPROX. GROSS INTERNAL FLOOR AREA 1326 SQ FT 123.1 SQ METRES



GROUND FLOOR



FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Copyright nichecom.co.uk 2020 Produced for WJJ REF : 582025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Address: Hertford Road, East Barnet, EN4

