



BRITISH
PROPERTY
AWARDS

2021
2024

★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT
IN BARNET



Asking Price £740,000

TENURE : FREEHOLD

Church Hill Road, East Barnet EN4

Bedrooms : 4

Bathrooms : 2

Reception Rooms : 2

4 BEDROOMS

2 RECEPTION ROOMS

SUMMER HOUSE

MODERN KITCHEN

2 BATHROOMS

LOFT EXTENSION

Mantlestates

2A Church Hill Road, East Barnet, EN4 8TB

office@mantlestates.com | 0208 275 1555

Website: <https://mantlestates.com/>



Mantlestates are pleased to offer this 4-bedroom terraced house with easy access to Hampden Square & Russell Lane shopping Facilities. Walking distance to Oak Hill Park. & easy access to local schools. This property boasts 2 Bathrooms, a modern kitchen including granite worksurfaces with built in appliances, the property has been well-maintained throughout. Attractive garden with the addition of a summer house at the rear of the property. Off Street Parking 2 Cars.

ENTRANCE PORCH:

Double glazed stained glass door to front aspect.

FRONT RECEPTION: 13' 00" x 12' 00" (3.96m x 3.66m)

Double glazed bay window to front aspect, double radiator, picture rail, laminate floor.

REAR RECEPTION: 19' 00" x 10' 05" (5.79m x 3.17m)

Double glazed door to rear aspect, feature fireplace, coving to ceiling, double radiator, laminate floor.

KITCHEN: 17' 02" x 7' 00" (5.23m x 2.13m)

Double glazed door to rear, ceramic floor tiles, tiled walls, granite worksurface, built-in halogen hob, oven with extractor hood, sunken sink with drainer and mixer taps, built-in wall and base units, integrated dishwasher, washer dryer with sunken spotlights and understairs storage cupboard.

FIRST FLOOR LANDING: 12' 01" x 5' 05" (3.68m x 1.65m)

Carpet.

REAR BEDROOM: 11' 08" x 7' 00" (3.56m x 2.13m)

Double glazed window to rear aspect, coving to ceiling, radiator, built-in wardrobes, carpet.

REAR BEDROOM: 11' 06" x 10' 05" (3.51m x 3.17m)

Double glazed window to rear aspect, coving to ceiling, radiator, built-in wardrobes, carpet.

BATHROOM W/C:

Double glazed frosted window to front aspect, panelled bath with mixer tap and shower attachment, door and wall mounted shower, heated towel rail, part tiled walls, spotlights, circular hand basin with mixer tap in vanity unit, ceramic floor

FRONT BEDROOM: 13' 05" x 12' 00" (4.09m x 3.66m)

Double glazed window to front aspect, coving to ceiling, 2 radiators, wall-to-wall wardrobes, carpet.

LOFT LANDING: 8' 08" x 2' 05" (2.64m x 0.74m)

Velux windows to front aspect x 2, carpet, storage into eaves.

LOFT BEDROOM: 14' 06" x 12' 08" (4.42m x 3.86m)

Double-glazed window to rear aspect with views to Southgate, double radiator, spotlights, built-in wardrobes and cupboards.

LOFT SHOWER ROOM:

Double glazed window to rear aspect, low level flush w/c, panel bath with mixer tap and shower attachment, wall mounted shower, heated towel rail, small wash hand basin with mixer tap, part tiled wall spotlights, extractor.

REAR GARDEN: 50' x 19' (15.24m x 5.79m)

Patio, lawn, floral borders, shrubs, boiler cupboard and Summer house.

FRONT:

Off-street parking for 2 cars.

Mantlestates

2A Church Hill Road, East Barnet, EN4 8TB

office@mantlestates.com | 0208 275 1555

Website: <https://mantlestates.com/>



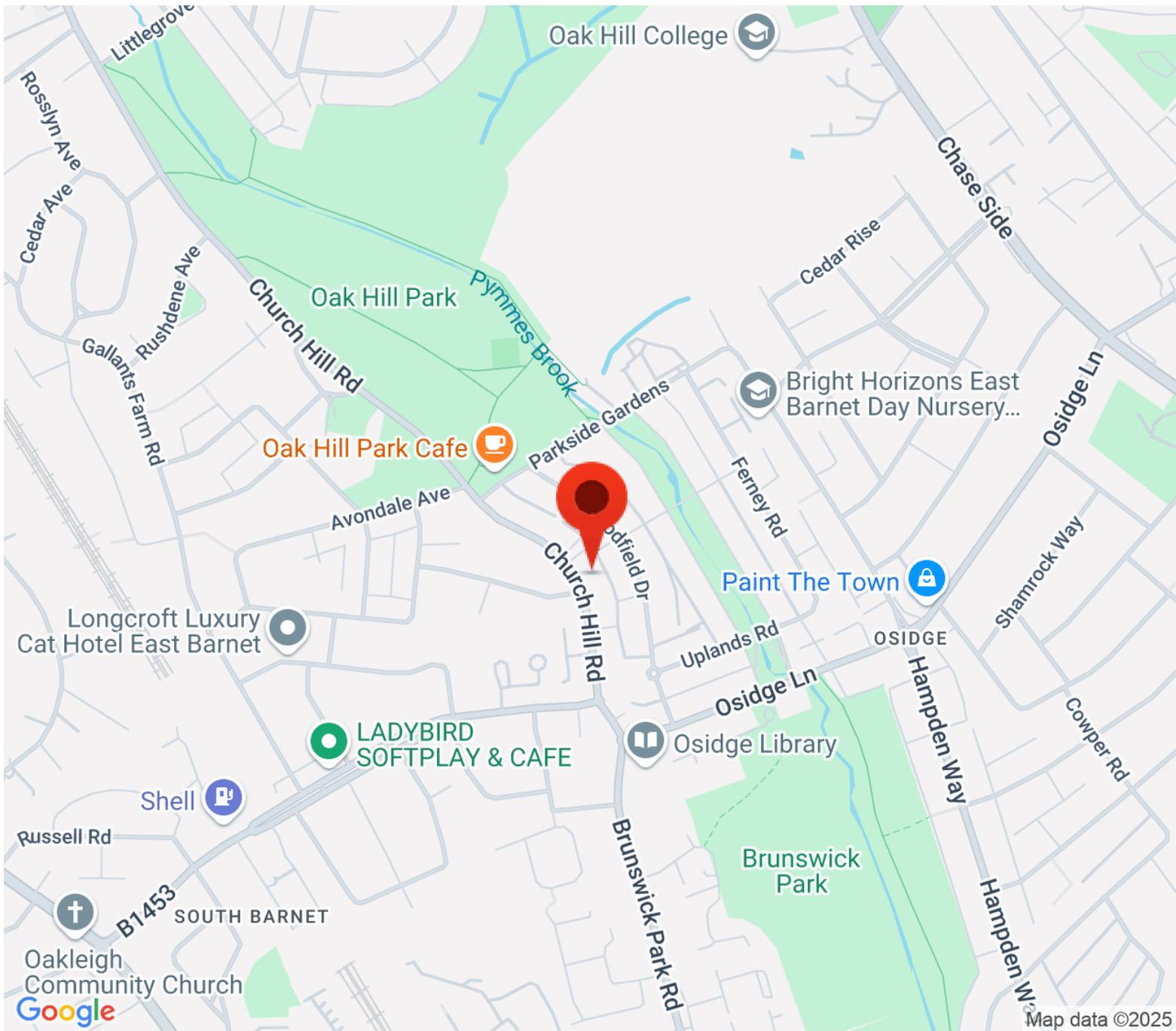




Mantlestates
2A Church Hill Road, East Barnet, EN4 8TB
office@mantlestates.com | 0208 275 1555
Website: <https://mantlestates.com/>







Mantlestates
2A Church Hill Road, East Barnet, EN4 8TB
office@mantlestates.com | 0208 275 1555
Website: <https://mantlestates.com/>

