



**BRITISH
PROPERTY
AWARDS**

**2021
2024**

★★★★★

GOLD WINNER

ESTATE AGENT
IN BARNET

 **3**
Bedrooms

 **1**
Bathroom

Mantlestates



Mantlestates are pleased to offer this WELL PRESENTED 3 BEDROOM LINK DETACHED BUNGALOW set in quiet cul-de-sac. Boasting a newly fitted kitchen with quartz work tops, double glazed & gas central heating. Garage to the side with off street parking up to 3 cars.

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ENTRANCE HALL: 5' 07" x 3' 03" (1.70m x 0.99m)

Double-glazed window to side aspect, carpet, radiator, coving to ceiling, 3 storage cupboards, loft access.

LOUNGE: 16' 06" x 11' 10" (5.03m x 3.61m)

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

FRONT BEDROOM / DINING ROOM 12' 09" x 10' 01" (3.89m x 3.07m)

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

BATHROOM: 5' 01" x 8' 02" (1.55m x 2.49m)

Double-glazed window to side aspect, heated towel rail, low-level flush W/C, wash hand basin, panelled bath with shower attachment and mixer taps, part tiled walls and tiled floor.

SIDE BEDROOM 9' 04" x 8' 02" (2.84m x 2.49m)

Double-glazed window to side aspect, carpet, radiator, coving to ceiling

REAR BEDROOM: 11' 00" x 12' 04" (3.35m x 3.76m)

Double-glazed window-to-rear aspect, carpet, radiator, coving to ceiling

KITCHEN: 11' 00" x 9' 07" (3.35m x 2.92m)

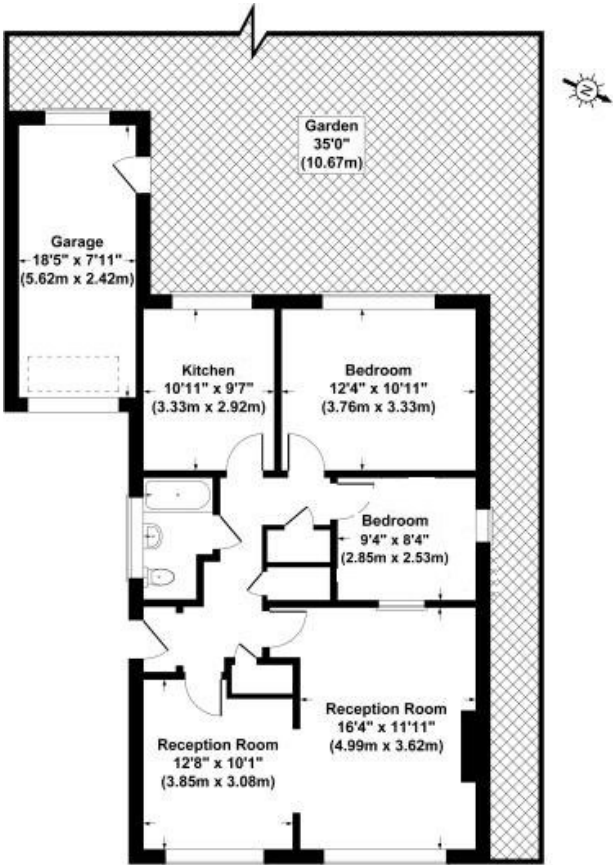
Double-glazed sliding doors to garden, wall and base units, plumbed washing machine, sink with mixer taps, Quartz work surface, Bosch electric oven and hob, Bosch extractor hood, coving to ceiling, spotlights, radiator.

GARDEN: 32' 00" x 26' 06" (9.75m x 8.08m)

Mostly laid to lawn, garden shed.

GARAGE: 18' 07" x 7' 10" (5.66m x 2.39m)

Up and over door, double-glazed windows, window to rear aspect lighting.



Silvercliffe Gardens, London, EN4
Gross Internal Area 969 sq ft / 90 sq meters (Include Garage)
Not to Scale
For Illustrative Purposes Only.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		86
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Address: Silvercliffe Gardens, East Barnet EN4

