



**BRITISH
PROPERTY
AWARDS**

**2021
2024**

★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT
IN BARNET



Asking Price £875,000

TENURE : FREEHOLD

Cedar Avenue, East Barnet EN4

Bedrooms : 3

Bathrooms : 1

Reception Rooms : 2

**1930's 3 BEDROOM SEMI
DETACHED**

**POTENTIAL TO EXTEND
(STPP)**

**NEAR TO EAST BARNETS
SHOPPING FACILITIES &
SCHOOLS**

CLOSE TO OAK HILL PARK

**NEAR TO OAKLEIGH PARK
TRAIN STATION**

**2 GARAGES & OFF STREET
PARKING**

Mantlestates

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

office@mantlestates.com | 0208 275 1555

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



3 BEDROOM SEMI-DETACHED HOUSE with POTENTIAL TO EXTEND (STPP). Beautiful rear garden, 2 GARAGES & OFF STREET PARKING to the side. Very well located to Oakleigh Park Train Station and within easy reach of East Barnet's Shopping facilities, School & Oak Hill Park.

ENTRANCE HALL: 9' 00" x 8' 04" (2.74m x 2.54m)

Double-glazed window to side aspect, carpet

CLOAK ROOM: 5' 04" x 3' 00" (1.63m x 0.91m)

Low-level flush w/c, wash hand basin, window to front aspect.

FRONT RECEPTION: 12' 00" x 13' 04" (3.66m x 4.06m)

Double-glazed window to front aspect, carpet, coving to ceiling, gas burner fire.

REAR RECEPTION: 12' 07" x 15' 05" (3.84m x 4.70m)

Double-glazed sliding door to garden, feature fireplace, gas burner fire, carpet.

KITCHEN: 12' 06" x 9' 00" (3.81m x 2.74m)

Double-glazed window to rear and side aspect, door to garden, stainless steel sink and drainer with mixer tap, wall and base units, plumbing for washing machine.

LANDING: 13' 00" x 4' 07" (3.96m x 1.40m)

Double-glazed window to front aspect, carpet, loft access, storage cupboard housing hot water cylinder.

FRONT BEDROOM: 12' 00" x 12' 08" (3.66m x 3.86m)

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

REAR BEDROOM: 12' 05" x 12' 06" (3.78m x 3.81m)

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

REAR BEDROOM: 9' 02" x 9' 07" (2.79m x 2.92m)

Double-glazed window to rear aspect, carpet

BATHROOM: 6' 04" x 7' 04" (1.93m x 2.24m)

Window to side aspect, panelled bath with mixer tap and shower attachment, wash hand basin, low-level flush w/c, tiled walls, carpet, heated towel rail.

GARDEN: 88' x 47' (26.82m x 14.33m)

Mostly laid to lawn, mature shrubs and trees, patio area.

GARAGE 1: 21' 09" x 9' 00" (6.63m x 2.74m)

GARAGE 2: 18' 00" x 8' 02" (5.49m x 2.49m)

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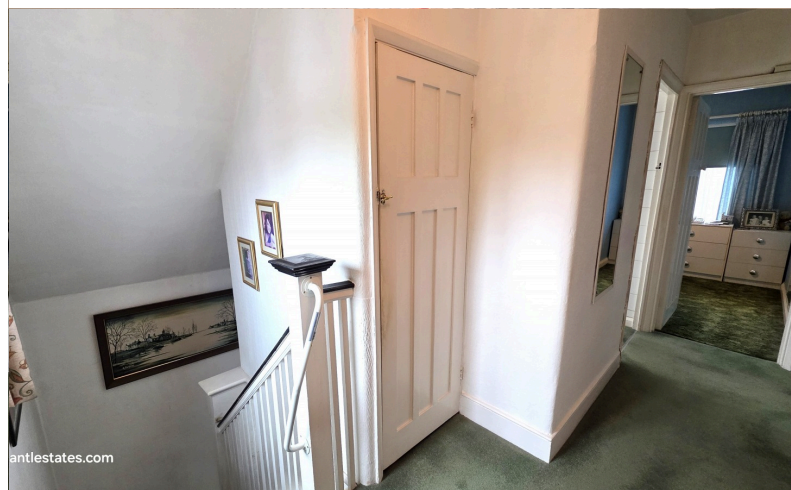
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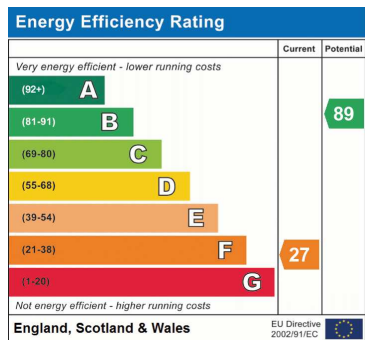
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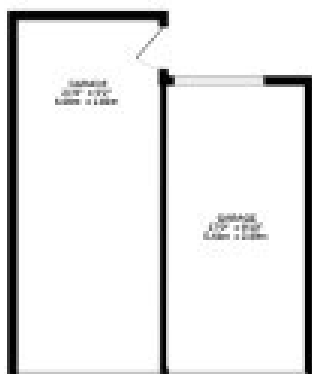
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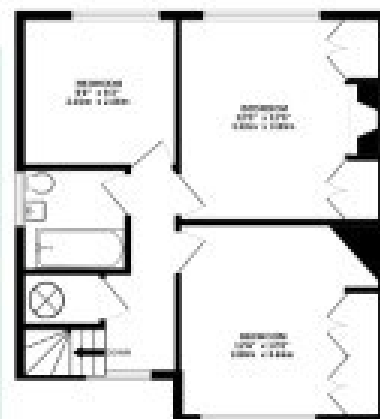
DRIVAGE
184 sq.ft. (16.9 sq.m.) approx.



GROUND FLOOR
843 sq.ft. (77.8 sq.m.) approx.



1ST FLOOR
164 sq.ft. (15.2 sq.m.) approx.



TOTAL FLOOR AREA : 1396 sq.ft. (129.0 sq.m.) approx.

Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, 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 fixtures, fittings, and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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