



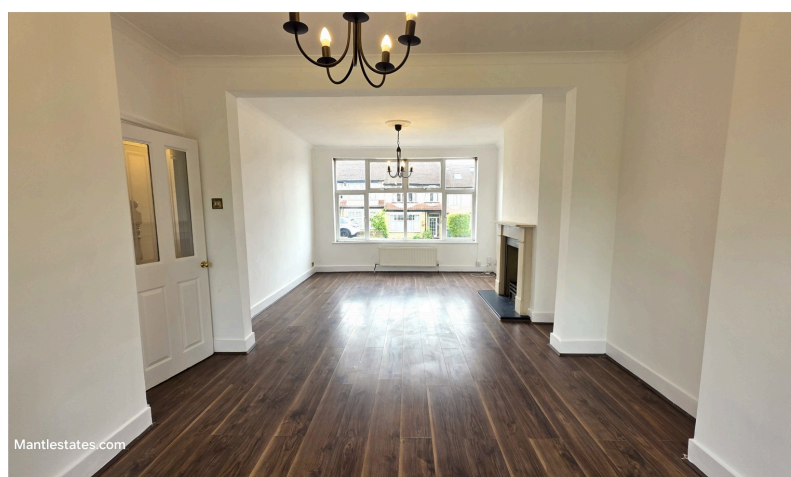
BRITISH  
PROPERTY  
AWARDS

2021  
2024

★ ★ ★ ★ ★

**GOLD WINNER**

ESTATE AGENT  
IN BARNET



**Asking Price £719,950**

**TENURE : FREEHOLD**

**Bohun Grove, East Barnet EN4**

**Bedrooms : 4**

**Bathrooms : 2**

**Reception Rooms : 2**

**WELL PRESENTED 4 BED  
HOUSE**

**END OF TERRACE**

**2 BATHROOMS**

**OFF STREET PARKING 2 CARS**

**CLOSE TO POPULAR  
SCHOOLS**

**CHAIN FREE**

**Mantlestates**

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

office@mantlestates.com | 0208 275 1555

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



**4 BEDROOM END OF TERRACED HOUSE with 2 BATHROOMS and off-street parking for 2 cars. Set in a Population Location with easy access to East Barnet Village Shopping Facilities, Popular Schools & Transport Links. SHORT WALK TO OAK HILL PARK. OFFERED CHAIN FREE.**

**HALLWAY:** 13' 10" x 6' 00" (4.22m x 1.83m)

Double-glazed UPVC front door, laminate floor, under stairs storage cupboard, coving to ceiling, radiator

**THROUGH LOUNGE:** 25' 09" x 13' 01" (7.85m x 3.99m)

Double-glazed window to front aspect, double-glazed patio doors to rear garden, laminate flooring, 2 radiators, feature fireplace, coving to ceiling.

**KITCHEN:** 7' 00" x 8' 06" (2.13m x 2.59m)

Double-glazed UPVC to garden, double-glazed window to rear aspect, wall and base unit, brand new quartz worktop, new gas hob and extractor fan, plumbing for washing machine and dishwasher, tiled floors, part tiled walls,

**LANDING:** 8' 02" x 7' 08" (2.49m x 2.34m)

Carpet.

**BATHROOM:** 6' 00" x 7' 08" (1.83m x 2.34m)

Double-glazed window to rear aspect, low-level flush w/c, heated towel rail, wash hand basin, panelled bath with mixed taps and shower attachment, tiled walls, spotlights, laminate flooring.

**REAR BEDROOM:** 11' 05" x 11' 02" (3.48m x 3.40m)

Double-glazed window to rear aspect, carpet, double radiator, wardrobes/storage cupboards.

**FRONT BEDROOM:** 13' 07" x 10' 07" (4.14m x 3.23m)

Square bay double-glazed windows to front aspect, carpets, double radiator, wardrobe/storage cupboards fitted into alcoves.

**FRONT BEDROOM:** 9' 09" x 7' 00" (2.97m x 2.13m)

Double-glazed windows to front aspect, carpets, 2 radiators.

**LOFT LANDING:** 2' 08" x 2' 08" (0.81m x 0.81m)

Double-glazed window to side aspect carpet.

**LOFT BEDROOM:** 10' 04" x 17' 02" (3.15m x 5.23m)

Double-glazed windows to rear aspect, carpets, double radiator, 2 Velux windows, storage into eaves, carpet, radiator.

**LOFT BATHROOM:** 5' 08" x 6' 09" (1.73m x 2.06m)

Double-glazed window to rear aspect, wash hand basin, radiator, low-level flush w/c, mirrored cupboard, corner shower cubicle, part tiled walls, extractor fan, spotlights,

**GARAGE:** 15' 10" x 9' 04" (4.83m x 2.84m)

Brick-built garage, with metal up and over door, access via service road to rear.

**GARDEN** 55' 00" x 24' 00" (16.76m x 7.32m)

Wooding decking area with access to the rear of lounge and kitchen. Mostly laid lawn.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		81
(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: Bohun Grove, East Barnet, EN4





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