



**BRITISH
PROPERTY
AWARDS**

**2021
2024**

★★★★★

GOLD WINNER

ESTATE AGENT
IN BARNET



4

Bedrooms



2

Bathrooms

[Mantlestates.com](https://www.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.

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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.



Asking Price £719,950

Bohun Grove, East Barnet EN4



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		81
(81-91) B		
(69-80) C		
(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

