



BRITISH
PROPERTY
AWARDS

2021
2024

★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT
IN BARNET



£549,950

TENURE : FREEHOLD

Canada Avenue, London N18

Bedrooms : 3

Bathrooms : 1

Reception Rooms : 2

**3 BEDROOM END OF
TERRACED**

WELL PRESENTED

**MODERN KITCHEN &
BATHROOM**

POTENTIAL TO EXTEND STPP

SOUTHERLY FACING GARDEN

OFFERED CHAIN FREE

Mantlestates

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

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



WELL PRESENTED 3 Bedroom End of Terraced House set in QUIET LOCATION. Very well located for local schools, shopping facilities & transport links. Potential to extend STPP & SOUTHERLY FACING REAR GARDEN.

OFFERED CHAIN FREE.

This very well presented house has a modern fitted kitchen and also a modern bathroom. The property has double glazing through out and gas central heating. Laminated flooring through-out. Generously sized southerly rear garden and potential to extended further. THE PROPERTY IS OFFERED CHAIN FREE

ENTRANCE HALL: 11' 07" x 5' 05" (3.53m x 1.65m)

Double glazed front door, double glazed window to front side aspect, double radiator, wooden flooring, under stairs storage cupboard..

FRONT RECEPTION: 12' 10" x 11' 06" (3.91m x 3.51m)

Double glazed window to front aspect, coving to ceiling, double radiator, wooden flooring..

REAR RECEPTION: 13' 06" x 10' 03" (4.11m x 3.12m)

10'00" x 13'06" x 10'03" Double glazed doors to garden, double radiator, wooden floor, coving to ceiling.

KITCHEN: 9' 09" x 6' 03" (2.97m x 1.91m)

Double glazed door to garden, double glazed window to rear aspect, wall and floor standing kitchen units, gas hob, electric oven, extractor, sink drainer with mixer tap, plumbed for washing machine, spot lights, tiled flooring,

LANDING: 7' 02" x 7' 05" (2.18m x 2.26m)

Double glazed window to side aspect, loft access, wooden flooring.

BATHROOM: 6' 07" x 7' 00" (2.01m x 2.13m)

Double glazed window to rear aspect, low level flush water closet, panel bath with mixer tap & shower attachments, wash hand basin with mixer tap vanity unit, spot lights, tiled flooring.

REAR BEDROOM: 10' 01" x 9' 07" (3.07m x 2.92m)

Double glazed window to rear aspect, wooden flooring, double radiator, coving to ceiling.

FRONT BEDROOM: 13' 00" x 10' 05" (3.96m x 3.17m)

13'00" into bay x 10'05" Bay double glazed widow to front aspect, coving to ceiling, radiator, wooden flooring.

FRONT BEDROOM:

Double glazed widow to front aspect, wooden flooring, coving to ceiling, double radiator.

REAR GARDEN: 58' x 22' (17.68m x 6.71m)

Patio area, mainly laid to lawn, southerly facing.

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