



**Asking Price £565,000**

**TENURE : FREEHOLD**

**Victoria Road, New Barnet, EN4**

**Bedrooms : 2**

**Bathrooms : 1**

**Reception Rooms : 1**

**2 BEDROOM SEMI-DETACHED HOUSE**

**BUILT 9 YEARS AGO**

**AMAZING SOUTHERLY FACING GARDEN**

**ALLOCATED PARKING**

**MOVIE ROOM**

**VERY NEAR TO NEW BARNET TRAIN STATION**

**Mantlestates**

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

**office@mantlestates.com | 0208 275 1555**

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



Newly Built 2 Bedroom Semi Detached House with Amazing SOUTHERLY FACING Rear Garden and with ALLOCTAED PARKING. VERY WELL PRESENTED throughout and with the loft being used as a MOVIE ROOM. Very well located to New Barnet Train Station, Shopping Facilities and Victoria Park.

**ENTRANCE:** 7' 09" x 8' 06" (2.36m x 2.59m)

Double-glazed window to front aspect, tiled floor, spotlights, and radiator

**W/C:** 5' 04" x 6' 00" (1.63m x 1.83m)

Double-glazed window to front aspect. wash hand basin, mixer tap with vanity unit, low-level flush w/c, heated towel rail, tiled floor, extractor fan.

**KITCHEN /OPEN PLAN LIVING:** 18' 00" x 15' 00" (5.49m x 4.57m)

KITCHEN AREA: Wall and base units, quartz work surface, stainless steel drainer with mixer taps, under unit lighting, intergrated appliances - washing machine, dishwasher, wine cooler, fridge freezer, AEG oven and hob, extractor fan, Gas central heating boiler, spotlights, tiled floors, part tiled walls. LOUNGE AREA: Double-glazed window to rear aspect, double-glazed door to garden, radiator, spotlights.

**LANDING:** 8' 09" x 4' 10" (2.67m x 1.47m)

Carpet, spotlights, loft ladder.

**FRONT BEDROOM:** 10' 09" x 7' 00" (3.28m x 2.13m)

Double-glazed window to front aspect, double-glazed door to Juliet balcony, carpet, storage cupboards, radiator, spotlights.

**BATHROOM:** 6' 00" x 7' 00" (1.83m x 2.13m)

Low-level flush W/C, heated towel rail, wash hand basin, panelled bath with mixer taps and wall mounted shower, spotlights, tiled walls and floor.

**REAR BEDROOM:** 11' 05" x 15' 00" (3.48m x 4.57m)

Double-glazed window to rear aspect, double-glazed door to Juliet balcony, carpet, shelving, fitted wardrobe, spotlights.

**LOFT:** 13' 02" x 15' 02" (4.01m x 4.62m)

Carpet, storage into eaves, power, lighting. Currently used as a cinema room.

**REAR GARDEN:**

South-East facing garden, patio area, decking area, Garden shed. Additional parking is owned at the rear of the property.

**SIDE GARDEN:** 24' 06" x 6' 07" (7.47m x 2.01m)

Fitted green house.

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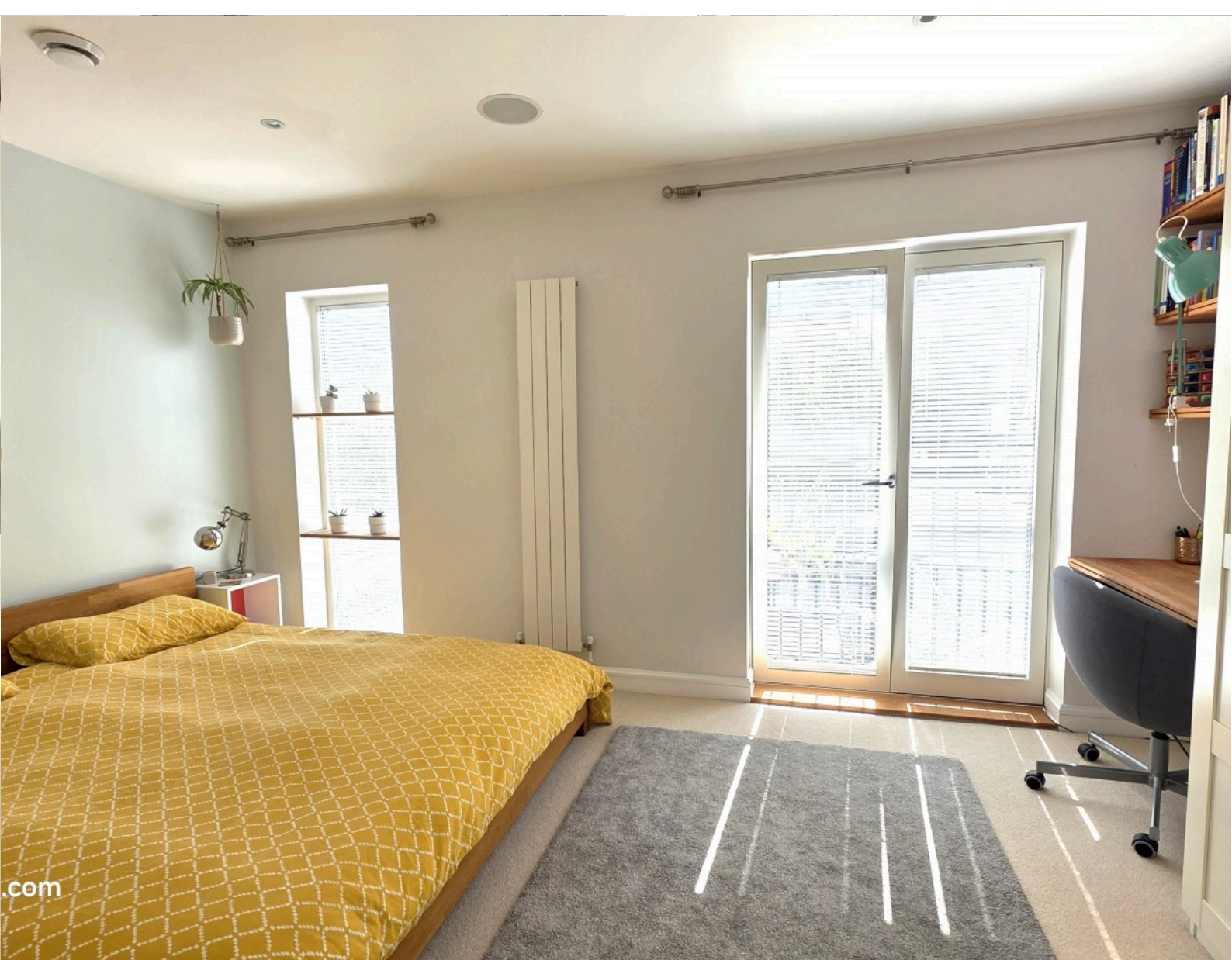
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	85	87
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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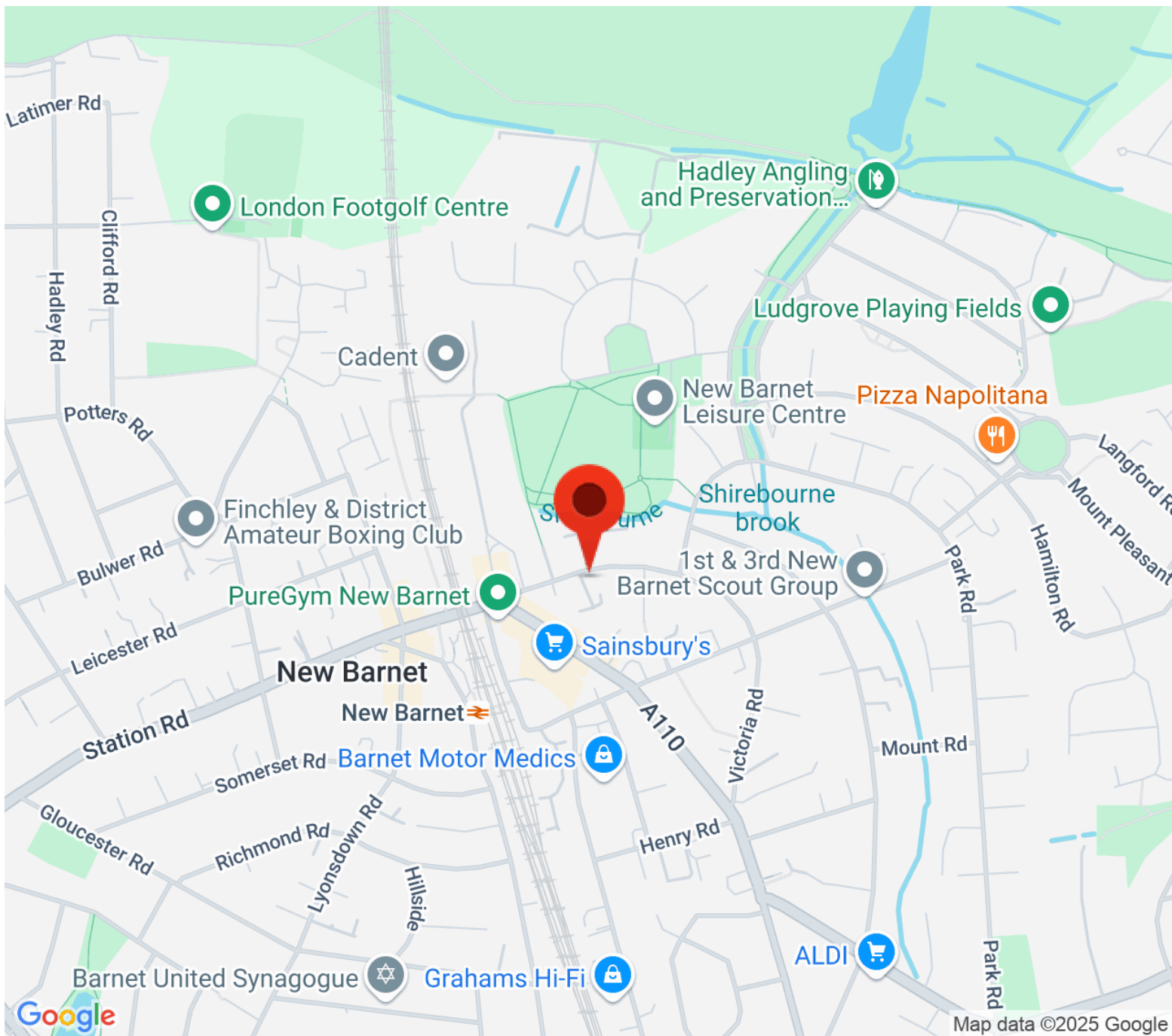
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