

Asking Price £319,950 Shurland Avenue, East Barnet EN4



2A Church Hill Road, East Barnet, EN4 8TB | office@mantlestates.com



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VERY WELL PRESENTED 2 BEDROOM GROUND FLOOR FLAT set in a quiet location and within minutes walk to Oakleigh Park Train Station with access to Kings Cross & Moorgate via Finsbury Park. Boasting a MODERN FITTED KITCHEN, BATHROOM, LONG LEASE & CHAIN FREE. Ideal first-time buyers or buy-to-let.

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ENTRANCE HALL: 4' 08" x 6' 04" (1.42m x 1.93m) Laminated flooring, entry phone.

BEDROOM TWO: 9' 00" x 6' 10" (2.74m x 2.08m) Double-glazed window to front aspect, laminated flooring, radiator.

BATHROOM : 8' 03" x 6' 08" (2.51m x 2.03m)

8'03" x 6'08" > 3'10" Tiled flooring & walls, panel bath with mixer tap & shower attachment, spot lights, wash hand basin with mixer tap in vanity unit, extractor, heated towel rail, low level flush water closet.

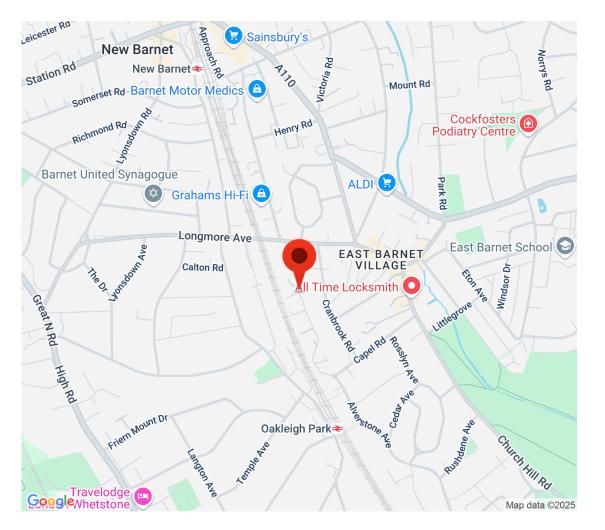
BEDROOM ONE: 12' 087" x 9' 02" (5.87m x 2.79m) Double-glazed window to front aspect, laminated flooring, radiator.

RECEPTION ROOM: 15' 10" x 11' 05" (4.83m x 3.48m) Double-glazed window to rear aspect, laminated flooring, radiator.

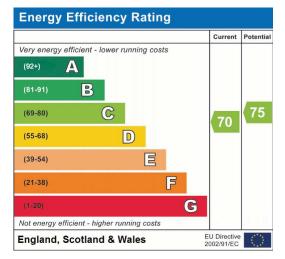
KITCHEN: 8' 06" x 8' 05" (2.59m x 2.57m)

Double glazed window to rear aspect, wall and floor standing kitchen units, fitted dish washer & washing machine, quartz work top, electric hob & oven, extractor, fitted fridge freezer, storage cupboard, lanimated flooring.





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