



**BRITISH
PROPERTY
AWARDS**

**2021
2024**

★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT
IN BARNET



£560,000

TENURE : FREEHOLD

Edward Road, New Barnet EN4

Bedrooms : 3

Bathrooms : 1

Reception Rooms : 2

**3 BEDROOM TERRACED
COTTAGE**

2 RECEPTIONS

FITTED KITCHEN

PERIOD FEATURES

**NEAR TO NEW BARNET
TRAIN STATION**

**EASY ACCESS TO NEW &
EAST BARNET SHOPPING
FACILITIES**

Mantlestates

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

office@mantlestates.com | 0208 275 1555

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



3 Bedroom Cottage with 2 Receptions & Fitted Kitchen & downstairs bathroom. Boasting Period Features. Very well located with easy access to New Barnet Train Station with direct access to King Cross & Moorgate via Finsbury Park. Shorth walk to New Barnet\' Shopping facilities & Schools.

ENTRANCE PORCH: 3' 06" x 3' 05" (1.07m x 1.04m)

FRONT RECEPTION ROOM: 14' 04" x 12' 06" (4.37m x 3.81m)

Double glazed window to front aspect, radiator, wooden flooring, dado rail, feature fire place.

MIDDLE RECEPTION ROOM: 11' 00" x 9' 8" (3.35m x 2.95m)

Sash windows to rear aspect, radiator, wooden flooring, feature fire place, under stairs strage cupboard.

KITCHEN: 9' 00" x 7' 09" (2.74m x 2.36m)

Sash window to side aspect, wall & floor standing kitchen units, stainless steel sink drainer with mixer tap, plumbed for ashing machne, plumbed dish washer, fitted fridge freezer, gas hob, electric oven, extractor, tiled flooring, part tiled walls, spot lights, timber frames on ceiling.

HALL WAY: 4' 06" x 2' 09" (1.37m x 0.84m)

Tiled flooring, radiator, double glazed door to garden.

BATHROOM: 10' 00" x 7' 04" (3.05m x 2.24m)

10'00" > 6'00 x 7'04" Window to rear aspect, radiator, low level water clesset, panel bath with mixer tap, wash hand basin, storage cupboard, tiled flooring, spot lights, extractor.

LANDING: 13' 07" x 5' 00" (4.14m x 1.52m)

Dado Rail, loft access, carpet.

REAR BEDROOM: 6' 10" x 8' 00" (2.08m x 2.44m)

Sash window to side aspect, laminated flooring, storage cupboard, radiator.

MIDDLE BEDROOM: 11' 00" x 7' 02" (3.35m x 2.18m)

Sash window to rear aspect, laminated flooring, radiator.

FRONT BEDROOM: 11' 02" x 12' 06" (3.40m x 3.81m)

Sash windows to front aspect x 2, laminated flooring, radiator.

GARDEN: 26' 00" x 12' 10" (7.92m x 3.91m)

Plus side section: (26'00" x 12'10") Patio, brick built shed, door to rear access.



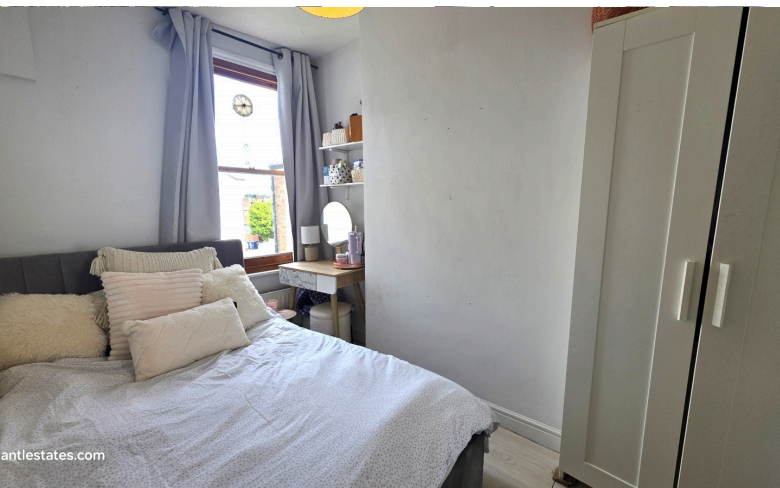
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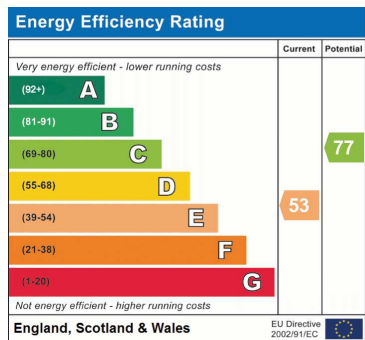
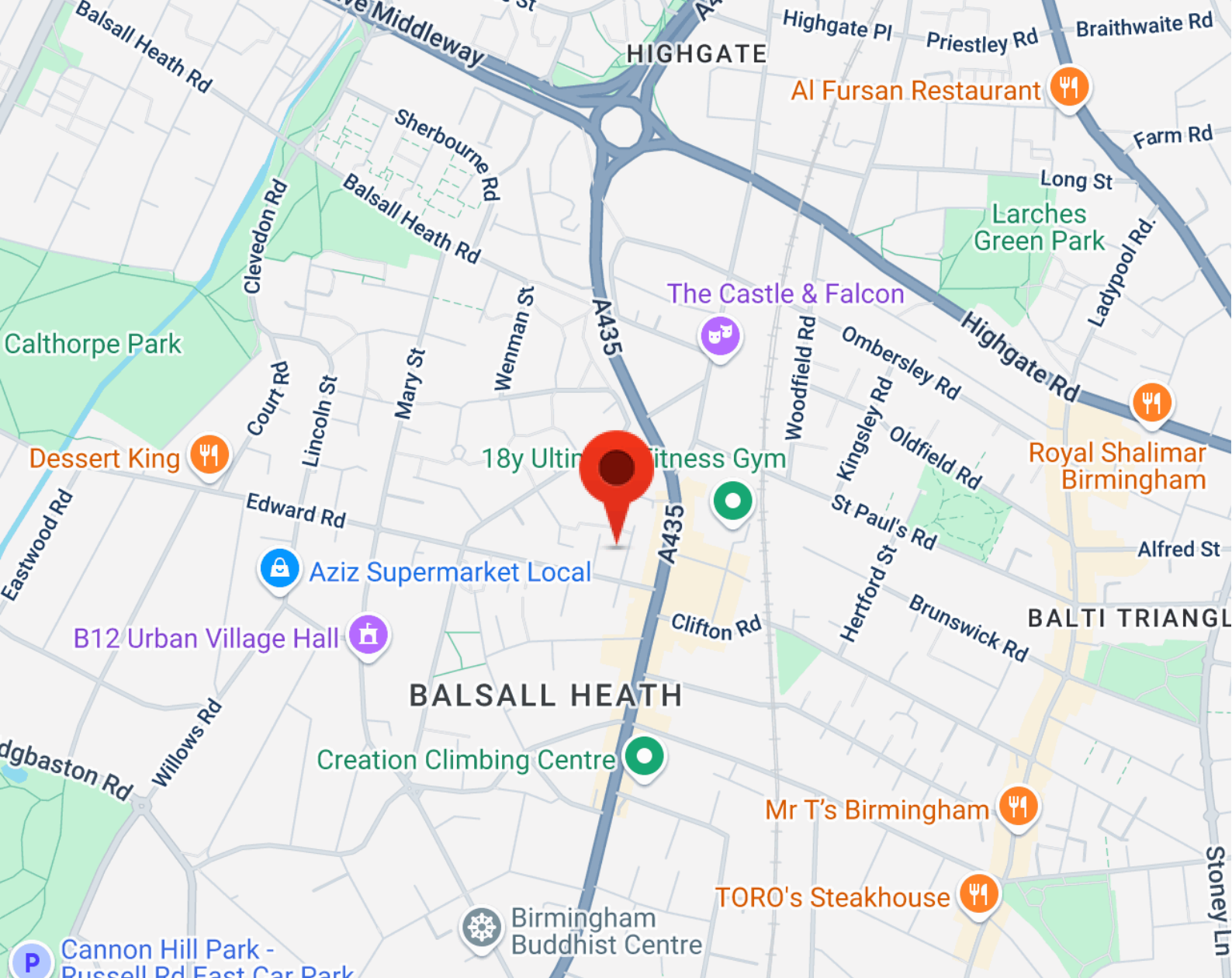
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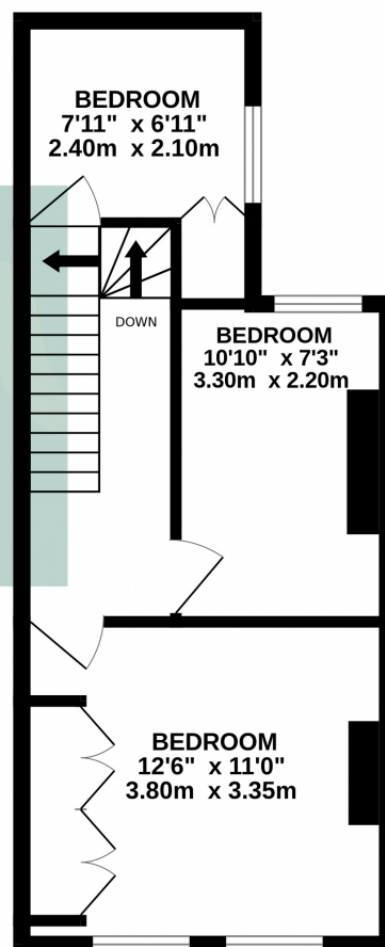
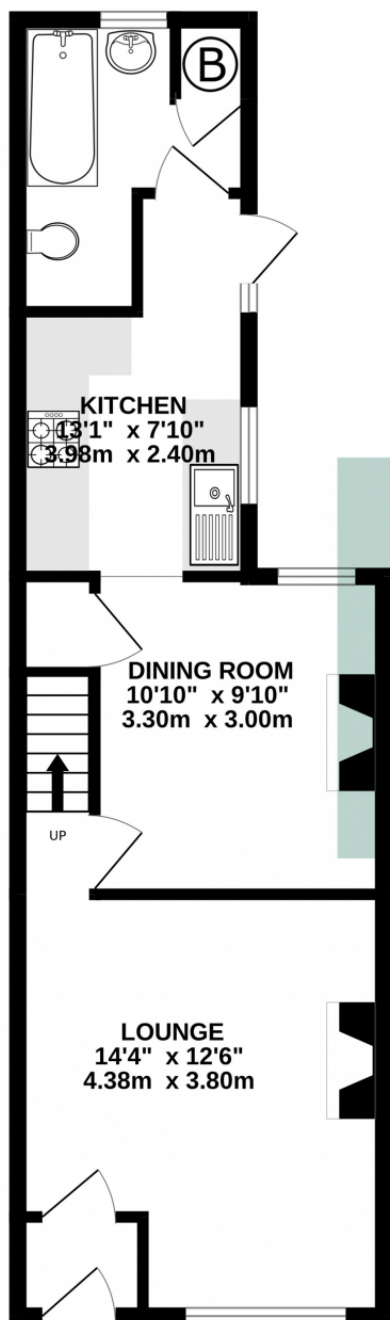
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GROUND FLOOR
450 sq.ft. (41.8 sq.m.) approx.

1ST FLOOR
339 sq.ft. (31.5 sq.m.) approx.



TOTAL FLOOR AREA : 789 sq.ft. (73.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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