



£549,950  
Edward Road, New Barnet EN4




BRITISH  
PROPERTY  
AWARDS

2021  
2024

★★★★★

**GOLD WINNER**

ESTATE AGENT  
IN BARNET

 **3**  
Bedrooms

 **1**  
Bathroom

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

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**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.**

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**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 clocset, 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.



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 herein, 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 taken 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.  
 Made with Metropix 62625

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>77</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>53</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	

Address: Edward Road, New Barnet EN4

