



 **3**  
Bedrooms

 **1**  
Bathroom



Mantlestates are pleased to offer an extended 3-bedroom SEMI-DETACHED HOUSE, available CHAIN-FREE, requiring re-decorating throughout. Large landscape garden to rear with off-street parking for 4-5 cars. Good-sized rooms, SOUGHT AFTER LOCATION. Great potential to extend.

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**HALLWAY:** 16' 0" x 6' 0" (4.88m x 1.83m)

**RECEPTION:** 16' 00" x 12' 6" (4.88m x 3.81m)

**RECEPTION:** 11' 4" x 12' 2" (3.45m x 3.71m)

**W/C:** 4' 4" x 2' 9" (1.32m x 0.84m)

**RECEPTION:** 14' 0" x 10' 0" (4.27m x 3.05m)

**KITCHEN:** 19' 8" x 8' 0" (5.99m x 2.44m)

**LANDING** 11' 0" x 3' 0" (3.35m x 0.91m)

**W/C:** 3' 9" x 2' 9" (1.14m x 0.84m)

**SHOWER:** 5' 8" x 6' 5" (1.73m x 1.96m)

**MASTER BEDROOM:** 16' 7" x 12' (5.05m x 3.66m)

**BEDROOM 2:** 12' 0" x 12' 4" (3.66m x 3.76m)

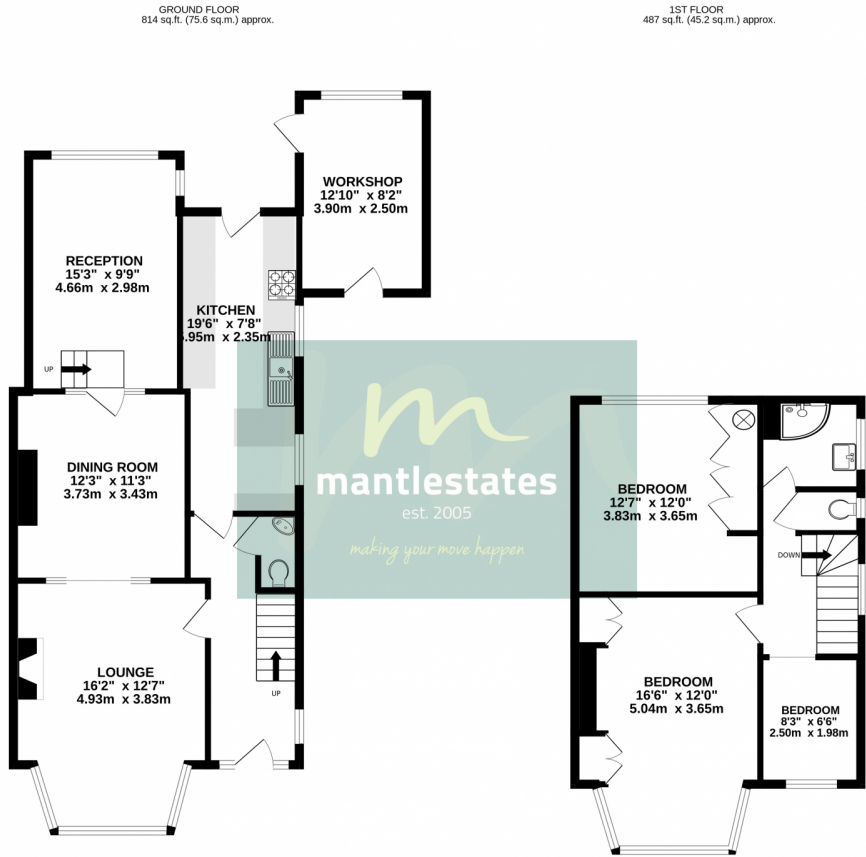
**BEDROOM 1:** 8' 0" x 6' 7" (2.44m x 2.01m)

**FRONT GARDEN / PARKING**

4 to 5 cars & lawn

**REAR GARDEN:**

Approximately 110 feet length. Mature garden.



TOTAL FLOOR AREA : 1301 sq.ft. (120.8 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 for 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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Asking Price £739,950  
Monks Avenue, Barnet EN5

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

Address: Monks Avenue, Barnet EN5

