



**BRITISH
PROPERTY
AWARDS**

**2021
2024**

★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT
IN BARNET



Asking Price £739,950

TENURE : FREEHOLD

Monks Avenue, Barnet EN5

Bedrooms : 3

Bathrooms : 1

Reception Rooms : 3

DELIGHTFUL GARDENS

PRIME LOCATION

POTENTIAL TO EXTEND STPP

**OFF STREET PARKING 4-5
CARS**

GAS CENTRAL HEATING

DOUBLE GLAZING

Mantlestates

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

office@mantlestates.com | 0208 275 1555

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



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.

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)

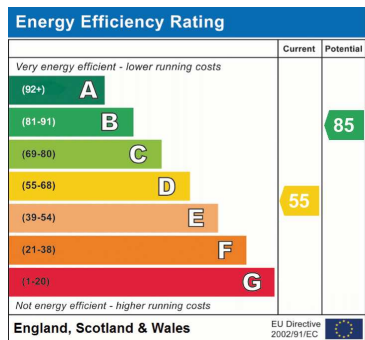
FRONT GARDEN / PARKING
4 to 5 cars & lawn

REAR GARDEN:
Approximately 110 feet length. Mature garden.









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GROUND FLOOR
814 sq.ft. (75.6 sq.m.) approx.

1ST FLOOR
487 sq.ft. (45.2 sq.m.) approx.



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 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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