



**BRITISH
PROPERTY
AWARDS**

**2021
2024**

★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT
IN BARNET



£859,950

TENURE : FREEHOLD

Lowther Drive, Oakwood EN2

Bedrooms : 4

Bathrooms : 2

Reception Rooms : 3

**4 BEDROOM SEMI-DETACHED
HOUSE**

EXTENDED

2 BATHROOMS & 3 WC's

STUDY/5th BEDROOM

BACKING ON TO FIELDS

OFF STREET PARKING

Mantlestates

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

office@mantlestates.com | 0208 275 1555

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



Extended 4 Double Bedroom Semi-Detached house set in QUIET LOCATION & short walk to OAKWOOD Tube Station. Offering 2 Bathrooms, 3 W/Cs, Study/5th Bedroom, SPACIOUS KITCHEN DINER, Off Street Parking & backing onto fields.

OFFERED CHAIN FREE.

ENTRANCE HALL: 13' 04" x 5' 04" (4.06m x 1.63m)

Double-glazed front door, laminated flooring, radiator, spot lights, coving to ceiling, under under-stairs storage cupboard.

THROUGH-LOUNGE: 28' 02" x 11' 02" (8.59m x 3.40m)

28'02" x 11'02" > 10'08" Bay double-glazed window to front aspect, double-glazed doors to garden, carpet, coving to ceiling, radiators x 2, feature fireplaces x 2.

KITCHEN - DINER: 15' 03" x 16' 09" (4.65m x 5.11m)

Double-glazed window to rear aspect, wall & floor standing kitchen units, tiled flooring, radiator, electric cooker, extractor, dishwasher, stainless steel sink drainer with mixer tap, spot lights, kitchen island with storage cupboards. Incorporating... WATER CLOSET, UTILITY ROOM: Plumbed washing machine, gas central heating boiler, sink drainer with mixer tap in vanity unit, tiled flooring, tiled walls, extractor, spot lights, low-level flush water closet.

STUDY - GROUND FLOOR 5th BEDROOM: 17' 02" x 9' 09" (5.23m x 2.97m)

Bay double-glazed window to front aspect, laminated flooring, fitted wardrobes, radiator, spot lights.

LANDING: 8' 00" x 6' 00" (2.44m x 1.83m)

Double-glazed window to the side aspect, carpet, spotlights.

BATHROOM: 7' 00" x 9' 00" (2.13m x 2.74m)

Double-glazed window to side aspect, tiled walls, tiled flooring, wash hand basin with mixer tap in vanity unit, spot lights, shower cubicle, panel bath with mixer tap and shower attachment, low level flush water closet, heated towel rail, fitted mirror.

REAR BEDROOM: 13' 01" x 10' 08" (3.99m x 3.25m)

Bay double-glazed window to rear aspect, radiator, wooden flooring, spot lights, fitted wardrobes.

FRONT BEDROOM: 14' 10" x 10' 07" (4.52m x 3.23m)

14'10" into bay x 10'07" Bay double-glazed window to front aspect, carpet, radiator, spot lights, fitted wardrobes.

FRONT BEDROOM: 14' 00" x 7' 04" (4.27m x 2.24m)

14'00" x 7'04" < 9'03" Double-glazed window to front aspect, x 2 carpet, radiator, spot lights, fitted wardrobes.

LOFT LANDING 7' 00" x 3' 05" (2.13m x 1.04m)

Double-glazed window to the side aspect, carpet, spotlights.

LOFT BEDROOM: 15' 08" x 10' 02" (4.78m x 3.10m)

15'08" into eaves x 10'02" < 12'04" Double-glazed window to rear aspect, velux window to front aspect, carpet, spot lights, radiator.

EN-SUITE: 5' 06" x 4' 02" (1.68m x 1.27m)

Double-glazed window to rear aspect, wash hand basin with mixer tap in vanity unit, shower cubicle, low-level flush water closet, tiled walls, tiled flooring, heated towel rail, extractor, spot lights.

REAR GARDEN: 70' 00" x 28' 00" (21.34m x 8.53m)

Patio area, artificial grass, garden shed.

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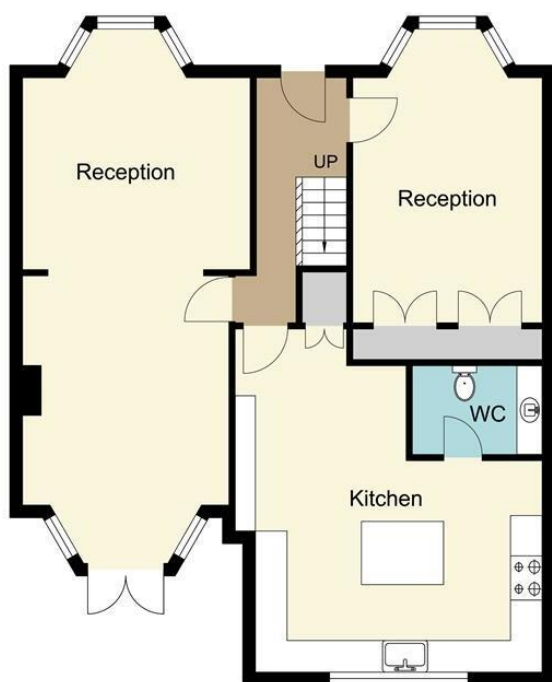
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	68	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Address: Lowther Drive, Oakwood EN2

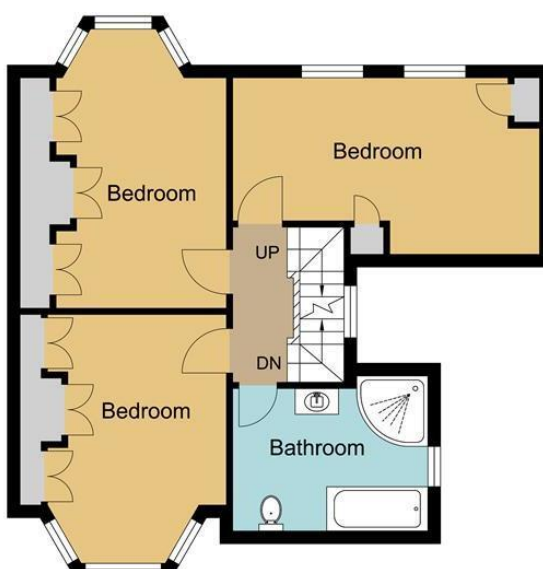
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Ground Floor
Approximate Floor Area
769.51 sq. ft.
(71.49 sq. m)



First Floor
Approximate Floor Area
538.08 sq. ft.
(49.99 sq. m)



Second Floor
Approximate Floor Area
372.00 sq. ft.
(34.56 sq. m)

TOTAL APPROX FLOOR AREA 1679.60 SQ. FT. (AREA 156.04 SQ. M)

Measurements are approximate. Not to scale. Illustrative purposes only.