



**BRITISH  
PROPERTY  
AWARDS**

**2021  
2024**

★ ★ ★ ★ ★

**GOLD WINNER**

ESTATE AGENT  
IN BARNET



**Asking Price £429,950**

**TENURE : FREEHOLD**

**Holly Road, Enfield EN3**

**Bedrooms : 3**

**Bathrooms : 1**

**Reception Rooms : 2**

**3 BEDROOMS**

**DOUBLE GLAZED**

**RECENTLY REFURBISHED**

**GARDEN**

**GAS CENTRAL HEATING**

**FITTED KITCHEN & DINER**

**Mantlestates**

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

office@mantlestates.com | 0208 275 1555

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



Mantlestates are pleased to present this BEAUTIFUL 3 BEDROOM terraced House located in a QUIET ROAD off the Hertford Road, which has been completely refurbished to a high standard. MODERN FITTED KITCHEN/DINER & Utility Room. Ideally located to local shopping facilities and bus links. Easy Access to M25, A10, Turkey Street and Enfield Lock train stations with access to central London. Near to Belmore Playing Fields & Local Schools.

MUST BE SEEN.

**ENTRANCE HALL:** 24' 02" x 2' 09" (7.37m x 0.84m)

Laminate floor, radiator, and coving to the ceiling.

**FRONT RECEPTION:** 13' 03" x 10' 09" (4.04m x 3.28m)

Double-glazed bay window to front aspect, laminate, radiator, coving to ceiling, ceiling rose.

**REAR RECEPTION:** 10' 02" x 10' 09" (3.10m x 3.28m)

Double-glazed window to rear aspect, laminate floor, radiator, ceiling rose.

**LOBBY AREA:** 5' 08" x 5' 05" (1.73m x 1.65m)

Double-glazed door to garden, laminated flooring.

**KITCHEN:** 13' 08" x 8' 06" (4.17m x 2.59m)

Double-glazed window to side aspect, wall and base units, marble worktop, butler sink with mixer tap, fitted dishwasher, Neff gas hob, extractor hood, and electric hob. Bosch fitted oven, fridge freezer, spotlights, and laminate flooring.

**UTILITY ROOM:** 4' 08" x 8' 05" (1.42m x 2.57m)

Double-glazed door to garden, plumbing for washing machine, gas central heating boiler, radiator.

**FIRST FLOOR LANDING:** 8' 06" x 5' 04" (2.59m x 1.63m)

Double-glazed window to the side aspect, carpet.

**REAR HALLWAY:** 6' 08" x 2' 08" (2.03m x 0.81m)

Carpet, radiator, spotlights.

**SHOWER ROOM:** 6' 02" x 5' 06" (1.88m x 1.68m)

Low-level flush w/c, wash hand basin with mixer tap and vanity unit, walk-in corner shower cubicle, tiled floors and walls. Heated towel rail, extractor, storage cupboard.

**REAR BEDROOM:** 7' 02" x 8' 07" (2.18m x 2.62m)

Double-glazed window to rear aspect, carpet, radiator, coving to ceiling.

**FRONT HALLWAY:** 11' 02" x 2' 09" (3.40m x 0.84m)

Carpet, loft access.

**MIDDLE BEDROOM:** 10' 03" x 10' 09" (3.12m x 3.28m)

Double-glazed windows to the rear aspect, carpet, radiator.

**FRONT BEDROOM** 10' 01" x 14' 00" (3.07m x 4.27m)

Two Double-glazed windows to the front aspect, carpet, radiator.

**REAR GARDEN:** 13' 00" x 35' 00" (3.96m x 10.67m)

**Mantlestates**

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

office@mantlestates.com | 0208 275 1555

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



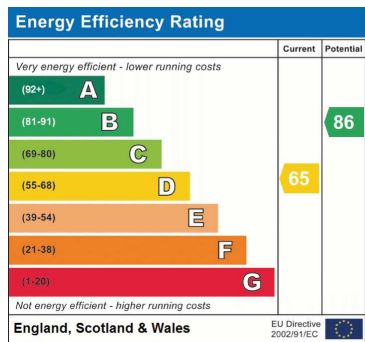












Address: Holly Road, Enfield, EN3

**Mantlestates**

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

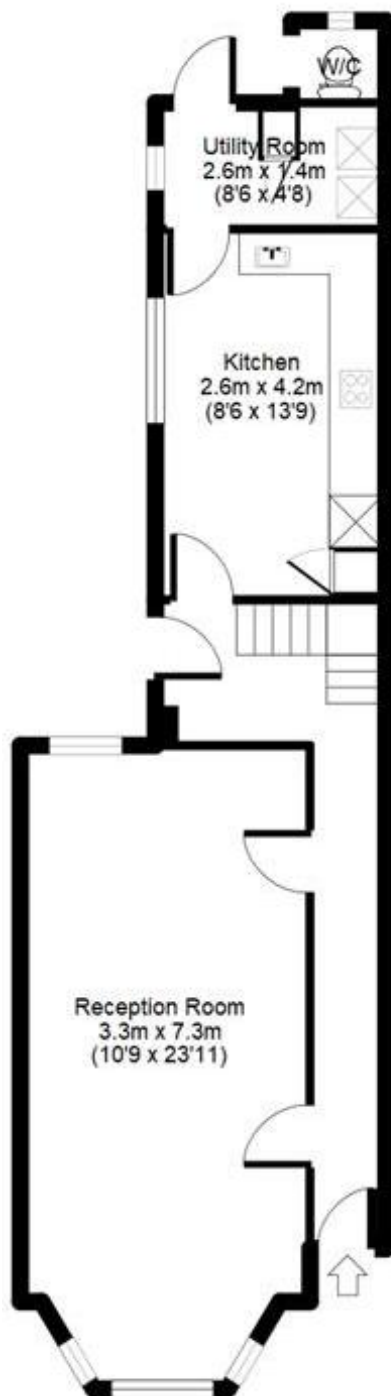
office@mantlestates.com | 0208 275 1555

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

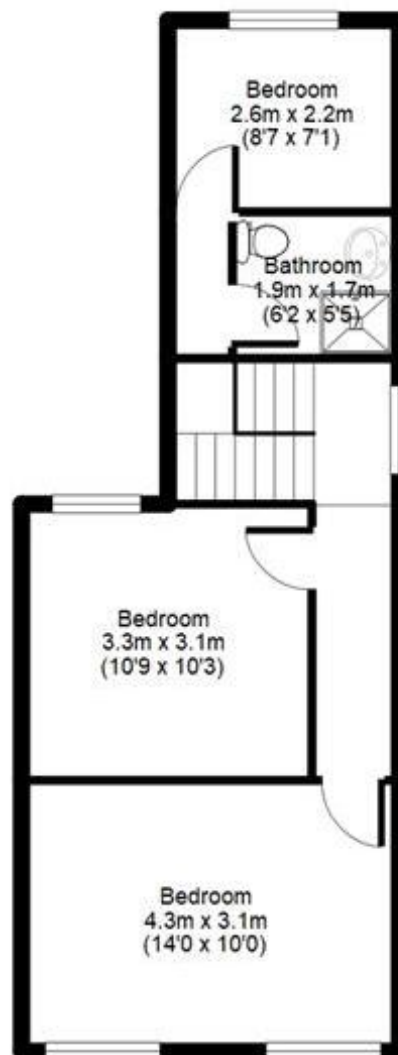


# Holly Road, Enfield, EN3

APPROX GROSS INTERNAL FLOOR AREA: 952 sq. ft / 89 sq. m



Ground Floor



First Floor

For identification purposes only  
Measurements are approximate and not to scale

**Mantlestates**

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

office@mantlestates.com | 0208 275 1555

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

