



2021
2024

★★★★★

GOLD WINNER

ESTATE AGENT
IN BARNET

 3
Bedrooms

 1
Bathroom



Mantlestates are pleased to offer this 3-bedroom terrace house, situated in a highly desirable residential area. Bohun Grove offers excellent access to local amenities and transport links. Cockfosters High Road is just a short distance away, offering a variety of shops, cafes, and restaurants, while Cockfosters Station (Piccadilly Line) and Oakleigh Park Station (mainline) provide quick and convenient connections into central London. ,Oakhill Park and Trent Park are nearby, offering acres of beautiful parkland, walking trails, and recreational facilities, making it perfect for families and nature lovers alike. Bohun Grove also offers an excellent choice of pre-schools, Primary schools and exceptional secondary schools.

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ENTRANCE HALL: 14' 00" x 5' 09" (4.27m x 1.75m)
Double-glazed front door, laminate floor, spot lights, double radiators, with under-stairs storage cupboard.
FRONT RECEPTION: 12' 10" x 13' 01" (3.91m x 3.99m)

Double-glazed window to front aspect, double radiator, carpet, coving to ceiling.
REAR RECEPTION & KITCHEN: 12' 04" x 11' 09" (3.76m x 3.58m)
Double-glazed sliding door to garden, laminate floors, vertical radiator, spot lights, wall and base units, fitted dishwasher, butler style sink with mixer taps, under unit lighting, double AEG oven, fitted fridge freezer, AEG halogen hob,
UTILITY & KITCHEN: 8' 04" x 6' 10" (2.54m x 2.08m)
Double glazed door to garden, double glazed window to rear aspect, laminate floor, wall and base units, gas central heating boiler, plumbing for washing machine, sink with mixer tap, part tiled walls.

LANDING: 10' 00" x 7' 08" (3.05m x 2.34m)
Carpet, spotlights, loft access.
FRONT BEDROOM: 13' 5" x 12' 1" (4.09m x 3.68m)
Wall-to-wall fitted wardrobes, laminate floor, radiator, two wall lights.
FRONT BEDROOM: 6' 09" x 9' 03" (2.06m x 2.82m)
Double-glazed bay window to front aspect, wooden floor, radiator.
W/C: 4' 06" x 2' 06" (1.37m x 0.76m)
Double-glazed window to rear aspect, low-level flush w/c, tiled walls.
BATHROOM: 6' 00" x 4' 10" (1.83m x 1.47m)
Double-glazed window to rear aspect, panelled bath with mixer taps and wall-mounted shower, wash hand basin, heated towel rail, tiled walls, extractor fan.
REAR BEDROOM: 11' 04" x 11' 01" (3.45m x 3.38m)
Double-glazed window to rear aspect, laminate floor, radiator.

GARDEN: 37' 00" x 20' 05" (11.28m x 6.22m)
Patio area, lawn, garden shrubs.
GARAGE: 18' 02" x 16' 0" (5.54m x 4.88m)
Up & Over garage door, lighting



Asking Price £660,000

Bohun Grove , East Barnet, EN4



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	65	89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Address: Bohun Grove , East Barnet, EN4

