



BRITISH
PROPERTY
AWARDS

2021
2024

★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT
IN BARNET



Asking Price £660,000

TENURE : FREEHOLD

Bohun Grove , East Barnet, EN4

Bedrooms : 3

Bathrooms : 1

Reception Rooms : 2

3 BEDROOMS

**NEW KITCHEN/BREAKFAST
ROOM**

NEW BOILER

BRIGHT AND SPACIOUS

UTILITY ROOM

GARAGE

Mantlestates

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

office@mantlestates.com | 0208 275 1555

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



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. The house offers considerable potential for extension into the loft space (STP) and also to the rear. There is a patio leading down to the lawn and a double garage. Bright and spacious living and bedroom accommodation. Early viewings recommended.

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)

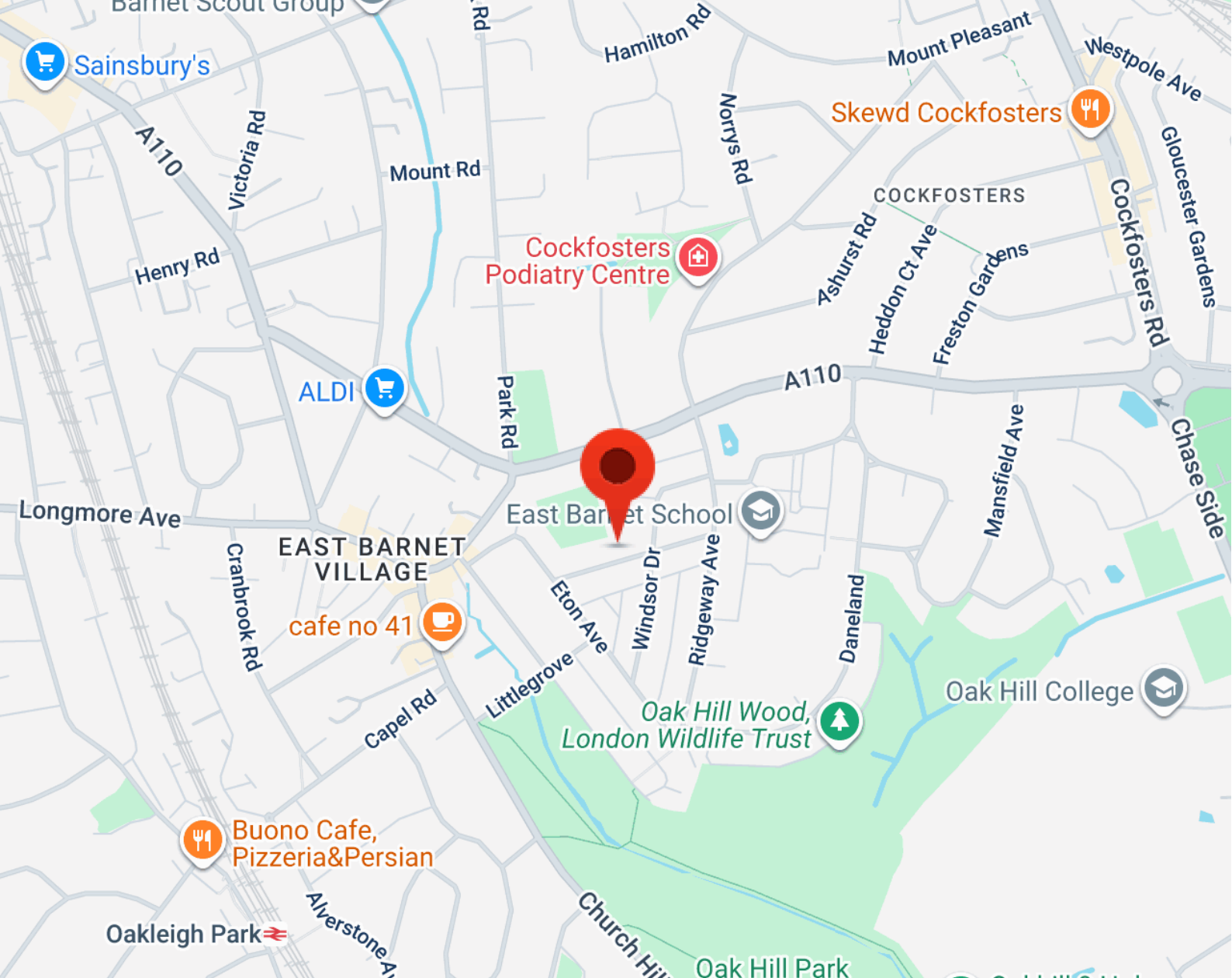
Patio area, lawn, garden shrubs.

GARAGE: 18' 02" x 16' 0" (5.54m x 4.88m)

Up & Over garage door, lighting







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

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