



**BRITISH  
PROPERTY  
AWARDS**

**2021  
2024**

★ ★ ★ ★ ★

**GOLD WINNER**

ESTATE AGENT  
IN BARNET

Mantlestates.com



tates.com



tates.com

**£1,100,000**

**TENURE : FREEHOLD**

**East View, Hadley Green, Barnet EN5**

**Bedrooms : 4**

**Bathrooms : 1**

**Reception Rooms : 3**

**4 BEDROOM SEMI DETACHED**

**3 RECEPTIONS**

**SEPARATE ANNEX**

**OFF STREET PARKING UPTO 6  
CARS**

**126 Square Meters - 1356  
Square Feet**

**CHAIN FREE**

**Mantlestates**

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

office@mantlestates.com | 0208 275 1555

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



Spacious 4 Bedroom Semi-Detached House with 2 Receptions, Conservatory & Separate Annex. Very well-groomed rear garden with lawn, patio area & out-building. Off-Street Parking for up to 6 cars. Set in a very quiet location and possibility to extend further STPP. Near High Barnets shopping facilities, restaurants & The Spires. Easy Access to QE Boys & QE Girls schools & High Barnet Tube Station.

**PORCH AREA:** 3' 08" x 6' 04" (1.12m x 1.93m)

Double-glazed front door, laminated flooring, storage cupboard.

**HALL WAY:** 5' 08" x 14' 10" (1.73m x 4.52m)

Laminated flooring.

**WC:** 4' 01" x 5' 09" (1.24m x 1.75m)

Double-glazed window to side aspect, low-level flush water closet, wash hand basin with mixer tap, tiled flooring, radiator, under-stairs storage cupboard, spot light.

**KITCHEN/DINER:** 12' 00" x 19' 03" (3.66m x 5.87m)

DINING AREA: Laminated flooring, coving to ceiling, radiator. KITCHEN AREA: Wall and floor standing kitchen units, breakfast bar, gas hob, electric oven, stainless steel sink drainer with mixer tap, plumbed for dishwasher, part tiled walls, laminated flooring, extractor.

**CONSERVATORY:** 7' 07" x 18' 08" (2.31m x 5.69m)

Double-glazed windows on 2 aspects, double-glazed sliding doors to the garden, laminated flooring, radiator.

**FRONT RECEPTION:** 14' 08" x 12' 06" (4.47m x 3.81m)

Bay double-glazed window to front aspect, laminated flooring, radiator.

**LANDING:** 11' 03" x 5' 08" (3.43m x 1.73m)

Double-glazed window to side aspect, carpet.

**FRONT BEDROOM:** 15' 00" x 12' 07" (4.57m x 3.84m)

Double-glazed window to front aspect, radiator, carpet.

**REAR BEDROOM:** 12' 01" x 11' 06" (3.68m x 3.51m)

Double-glazed window to rear aspect, radiator, carpet, storage cupboard.

**FRONT BEDROOM:** 15' 02" x 8' 08" (4.62m x 2.64m)

Double-glazed window to front and rear aspect, carpet, radiator.

**FRONT BEDROOM:** 9' 08" x 6' 05" (2.95m x 1.96m)

Double-glazed window to front aspect, carpet, radiator, storage cupboard.

**LOBY AREA:** 7' 07" x 3' 01" (2.31m x 0.94m)

Carpet, plumbed washing machine, plumbed for dryer.

**BATHROOM:** 8' 10" x 5' 08" (2.69m x 1.73m)

Double-glazed window to side and rear aspect, low-level flush water closet, tiled flooring, part tiled walls, heated towel rail, storage cupboard, double sink with mixer tap in vanity unit, walk-in shower.

**ANNEX:** 15' 02" x 8' 08" (4.62m x 2.64m)

Door to side, double-glazed window to front aspect.

**GARDEN:** 99' 00" x 26' 00" (30.18m x 7.92m)

Raised patio area, lawn area, fruit trees, side entrance. GARDEN OUTBUILDING: 13'00" x 18'00"

**FRONT:**

Off-street parking up to 6 cars.

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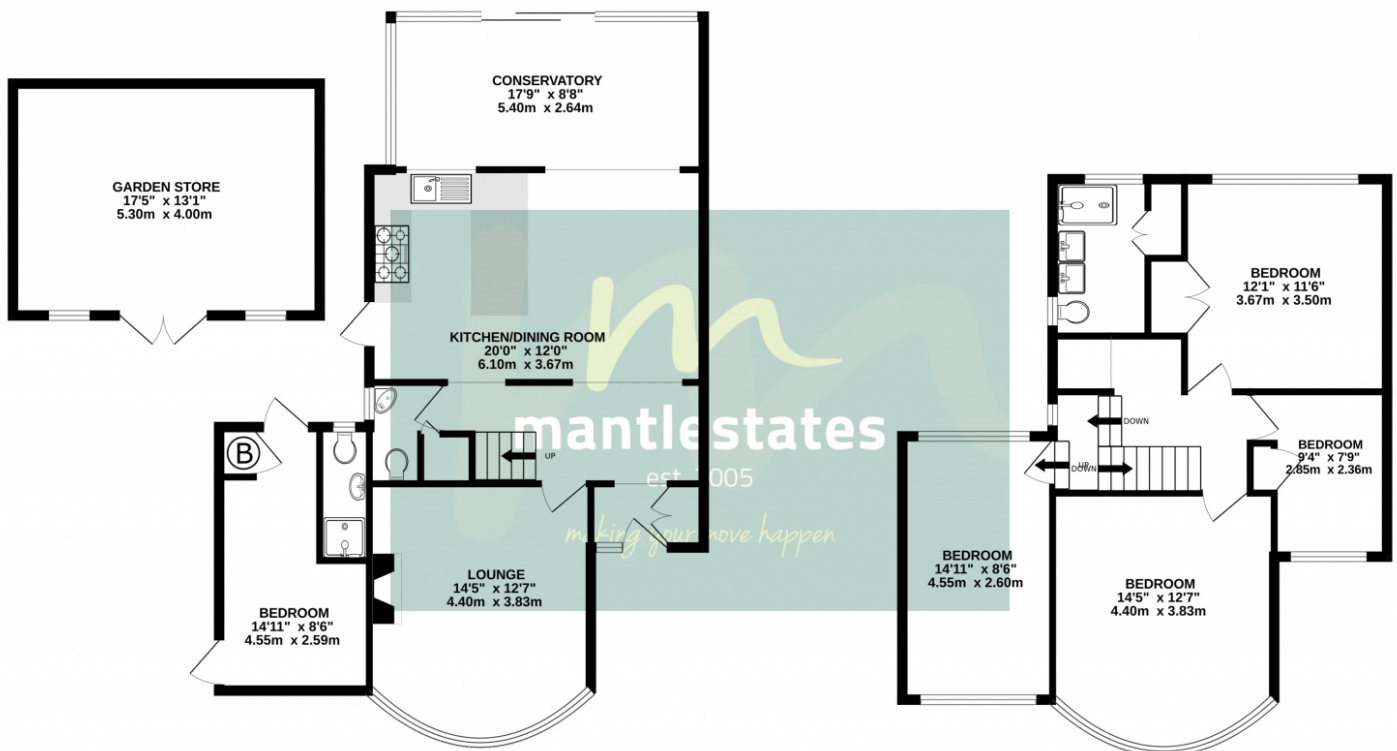


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Address: East View, Hadley Green, Barnet EN5

GROUND FLOOR  
1034 sq.ft. (96.1 sq.m.) approx.

1ST FLOOR  
658 sq.ft. (61.2 sq.m.) approx.



TOTAL FLOOR AREA: 1693 sq.ft. (157.2 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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