



**BRITISH
PROPERTY
AWARDS**

**2021
2024**

★★★★★

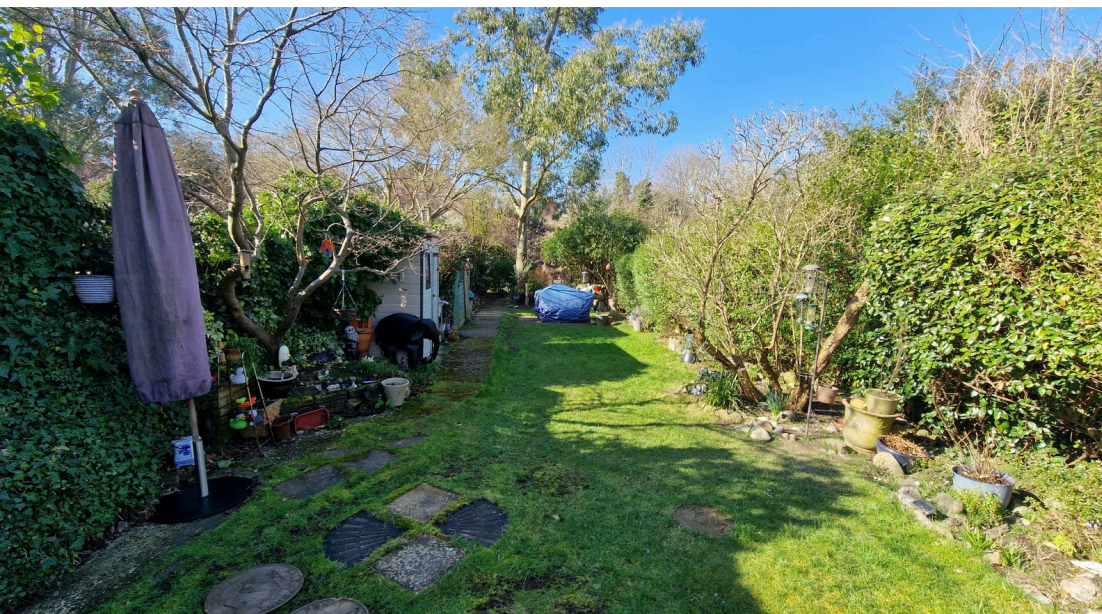
GOLD WINNER

ESTATE AGENT
IN BARNET

 **3**
Bedrooms

 **1**
Bathroom

Mantlestates



Mantlestates are pleased to offer this EXTENDED 3 BEDROOM Semi-detached house in the heart of East Barnet. Boasting 3 Receptions, modern fitted kitchen, down W/C, 128 foot Westerly facing rear garden & OFF STREET PARKING 2 CARS. Very well located to Oakleigh Park Train Station, Local shopping facilities & Schools.

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ENTRANCE HALL: 13' 04" x 7' 04" (4.06m x 2.24m)

Double-glazed front door, wooden floors, storage cupboard, coving to ceiling, under stairs storage cupboard, vertical radiator.

FRONT RECEPTION: 12' 06" x 11' 07" (3.81m x 3.53m)

9'06" < 12'06" x 11'07" Double glazed window to front access, carpet, coving to ceiling, radiator.

THROUGH LOUNGE 23' 00" x 11' 02" (7.01m x 3.40m)

Double-glazed door to garden, carpet, two vertical radiators, coving to ceiling.

KITCHEN & UTILITIES 19' 05" x 7' 03" (5.92m x 2.21m)

Double glazed window to rear aspect and double glazed door to garden, wall and base units, marble worktops, range style oven with 6 gas burner hob, grill with warmer, extractor hood, under units lighting, sunken sink, integrated washing machine and dishwasher, under unit drawers, Integrated electric oven, double fridge/freezer, storage cupboard housing the gas boiler, housing washing machine, and clothes dryer. W/C: Double glazed window to side aspect, low level flush, wash hand basin with mixer tap and vanity unit, wooden floor, spotlights, coving to ceiling.

LANDING: 7' 03" x 7' 07" (2.21m x 2.31m)

Double glazed window to side aspect, loft access, carpet, coving to ceiling.

FRONT BEDROOM: 14' 01" x 11' 00" (4.29m x 3.35m)

12' 01 < 14' 01 x 11' 00" coving to ceiling, double-glazed window to front access, radiator, carpet, wall-to-wall fitted wardrobes and wall lights.

FRONT BEDROOM: 8' 02" x 7' 06" (2.49m x 2.29m)

Double glazed window to front aspect, carpet, radiator, coving to ceiling.

REAR BEDROOM: 11' 09" x 10' 02" (3.58m x 3.10m)

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

BATHROOM: 6' 05" x 6' 09" (1.96m x 2.06m)

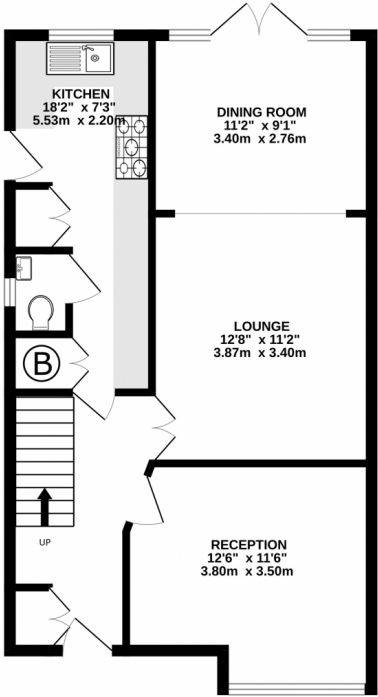
Double glazed window to rear aspect, tiled floors, with underfloor heating, tiles walls, low-level flush w/c, wash hand basin with mixer taps, storage cupboard with mirrors, panelled bath with mixer taps and shower attachment, storage cupboard, spotlights and a heated towel rail.

GARDEN: 128' x 21' 10" (39.01m x 6.65m)

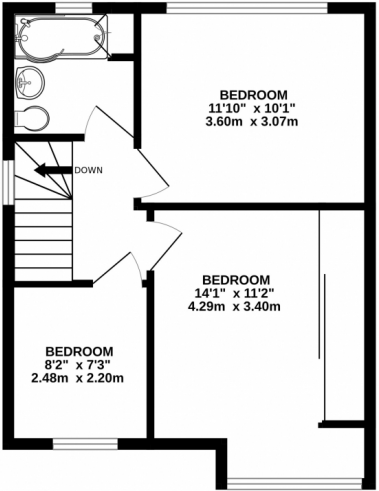
West-facing garden, greenhouse, garden shed, fire pit area, landscaped to patio area, side access.



GROUND FLOOR
589 sq.ft. (54.7 sq.m.) approx.



1ST FLOOR
422 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA: 1011 sq.ft. (93.9 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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Asking Price £680,000

Cranbrook Road, East Barnet EN4

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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