



BRITISH
PROPERTY
AWARDS

2021
2024

★★★★★

GOLD WINNER

ESTATE AGENT
IN BARNET



4



2

Bedrooms [mantlestates.com](https://www.mantlestates.com) Bathrooms



4 Double Bedroom Semi Detached House in Excellent Condition with ULTRA MODERN FITTED KITCHEN, 2 Receptions, 2 Bathrooms & 3 WC's. Off-Street Parking 2 - 3 Cars. Easy Access To Oakleigh Park Train Station with direct access to Kings ross & Moorgate via Finsbury Park. Very Near to East Barnets Shopping Facilities, Schools Parks. MUST BE SEEN.

Situated in the desirable area of East Barnet, Hertfordshire. This Spacious 4 Bedroom semi-detached house on Longmore Avenue offers a substantial living space with two bathrooms, and two reception rooms. The property is designed to accommodate family life with its practical layout and ample room for everyone. The ground floor features a spacious reception area, dining room, perfect for entertaining or relaxing, alongside a well-equipped kitchen that provides plenty of space for meal preparation. The kitchen leads directly to the garden, making it easy to enjoy outdoor dining or leisure activities in the generous outdoor space. The upper floor houses four bedrooms, offering comfortable accommodation for a family or those needing extra space for a home office or guest room. The two bathrooms are conveniently located to serve all bedrooms, ensuring ease of access and privacy. This property is located in East Barnet, a well-connected area with a range of amenities nearby. Residents can enjoy easy access to local shops, schools, and recreational facilities, making it a practical choice for families. The area is well-served by public transport, offering convenient links to central London

ENTRANCE HALL: 6' 08" x 8' 02" (2.03m x 2.49m)
Composite front door, coving to ceiling, tiled flooring, radiator, under stairs storage cupboard. **W/C:** 2' 07" x 6' 07" (0.79m x 2.01m)
Double glazed window to rear aspect, tiled walls, tiled floors, heated towel rail, low-level flush, wash hand basin with mixer taps, mirror, extractor fan.

FRONT RECEPTION: 10' 10" x 11' 00" (3.30m x 3.35m)
Double glazed window to front and side aspect, radiator, coving to ceiling and carpet.
FRONT RECEPTION: 14' 02" x 11' 06" (4.32m x 3.51m)
Two double glazed windows to front aspect, carpet, radiator, coving to ceiling, spot lights.
KITCHEN: 8' 00" x 16' 00" (2.44m x 4.88m)
Double glazed window to rear aspect, double glazed door to garden, wall and base units, radiator, tiled floor, part tiled walls, spotlights, fitted dishwasher, stainless steel sink and drainer with mixer taps, plumbing for washing machine, under unit lights, clothes dryer, electric oven, gas hob, extractor hood.

LANDING: 11' 02" x 3' 00" (3.40m x 0.91m)
Carpet, spotlights, coving to ceiling
BATHROOM: 7' 10" x 5' 00" (2.39m x 1.52m)
Double glazed window to rear aspect, tiled walls, tiled floors, panelled bath with mixer tap and shower attachment, heated towel rail, extractor
W/C: 3' 00" x 3' 03" (0.91m x 0.99m)
Low level flush w/c, wash hand basin with mixer tap, double glazed window to side aspect, tiled walls, tiled floor, spotlights, extractor fan.

FRONT BEDROOM: 11' 00" x 8' 10" (3.35m x 2.69m)
Double glazed window to front aspect, carpet, radiator
FRONT BEDROOM: 10' 10" x 13' 09" (3.30m x 4.19m)
Two double glazed window to front aspect, carpet, radiator, fitted wardrobes.
REAR BEDROOM: 11' 05" x 10' 07" (3.48m x 3.23m)
Two double glazed window to rear aspect, carpet, radiator, fitted wardrobes.

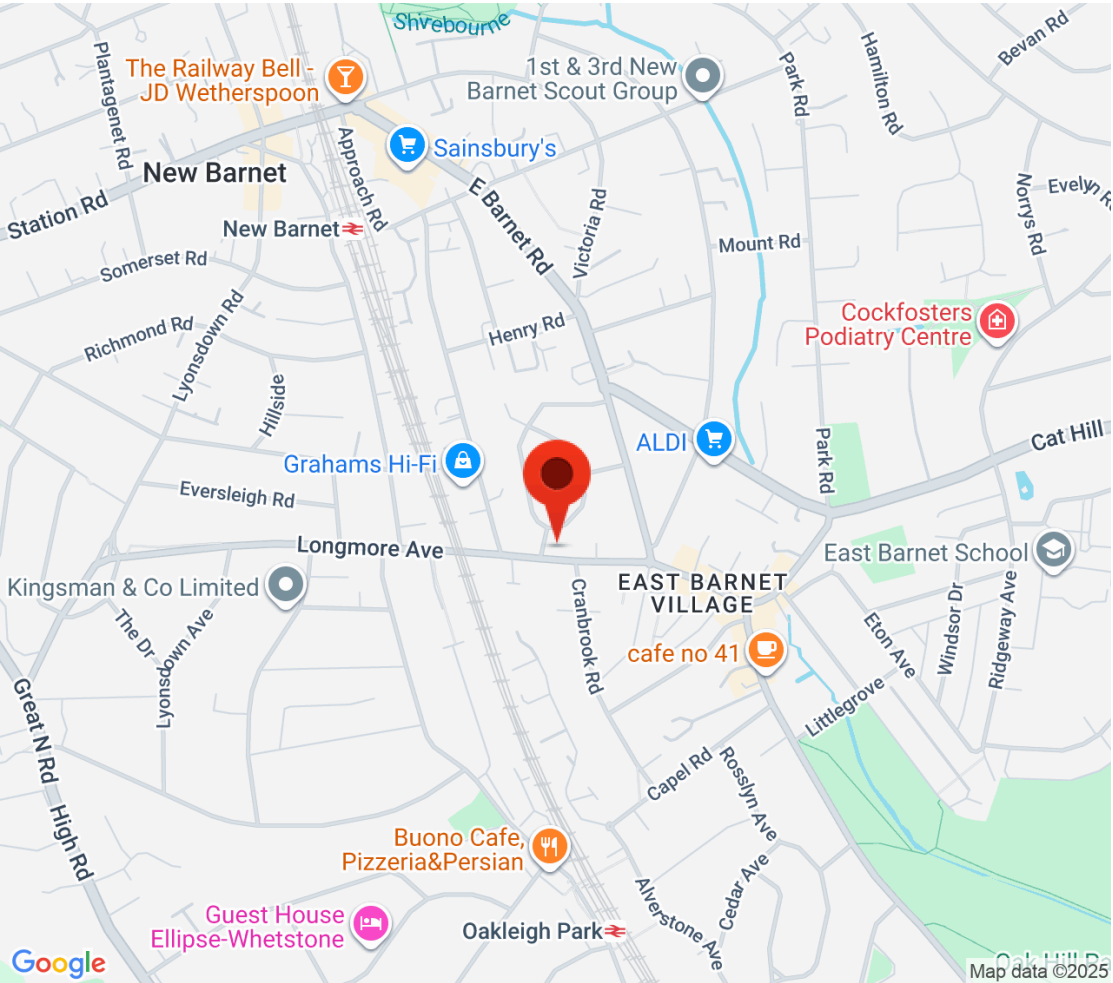
LOFT LANDING: 8' 00" x 5' 09" (2.44m x 1.75m)
Double glazed window to rear aspect, carpet, coving to ceiling.
LOFT SHOWER ROOM: 8' 06" x 5' 10" (2.59m x 1.78m)
Velux window to front aspect, tiled walls, tiled floor, wash hand basin with mixer tap, spot lights, heated towel rail, low level flush w/c, corner shower cubicle, extractor.

LOFT BEDROOM: 14' 08" x 16' 09" (4.47m x 5.11m)
Double glazed window to rear aspect, carpet, spotlights, fitted wardrobes, storage in the eaves.
REAR GARDEN: 26' 00" x 27' 07" (7.92m x 8.41m)
26'00" X 27'07" > 13'.07" Patio Area - artificial lawn, garden shed, side gate to front.
FRONT GARDEN: 10' 00" x 17' 00" (3.05m x 5.18m)
Actual measurements - 10'00" < 52'00" x 17'00" < 40'00" Off street parking for 2 cars



Asking Price £735,000

Longmore Avenue, East Barnet EN4



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C	69	
(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

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