



BRITISH
PROPERTY
AWARDS

2021
2024

★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT
IN BARNET



Asking Price £399,950

TENURE : LEASEHOLD

Grove Road, New Barnet/Cockfosters EN4

Bedrooms : 2

Bathrooms : 1

Reception Rooms : 1

2 DOUBLE BEDROOMS

EXTRA LOFT ROOM

PRIVATE GARDEN AT REAR

CHAIN FREE

FIRST FLOOR

**EARLY VIEWING
RECOMMENDED**

Mantlestates

2A Church Hill Road, East Barnet, EN4 8TB
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Website: <https://mantlestates.com/>



Located in Cockfosters, East Barnet, this two-bedroom maisonette in Grove Road offers a comfortable and practical living space. The property features two double bedrooms, providing ample room for family or guests. An additional loft room adds versatility, suitable for use as an office or extra storage. The maisonette includes a fitted kitchen, equipped with essential appliances, ensuring a functional cooking space.

The layout is designed for convenience, with a single bathroom serving the household. The reception area provides a welcoming space for relaxation and entertainment. A notable feature of this property is the private garden at the rear, offering an outdoor retreat for leisure activities or gardening.

This chain-free property is situated on the first floor, providing a sense of privacy and security. Early viewing is recommended to fully appreciate the potential of this home.

Cockfosters is well-served by local amenities, including shops, restaurants, and parks, making it a convenient location for everyday needs. The area is also well-connected by public transport, offering easy access to surrounding areas and central London.

This maisonette is an excellent opportunity for those seeking a practical and well-located home in Cockfosters, East Barnet.

HALLWAY: 14' x 5' (4.27m x 1.52m)

Built in cupboard, radiator, wooden flooring.

RECEPTION: 13' x 12' (3.96m x 3.66m)

RECEPTION: 13' x 12" >15'03" Double glazed window to front aspect, feature fireplace with gas fire and wooden mantelpiece, wooden floor.

BEDROOM: 12' x 9' 04" (3.66m x 2.84m)

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

BEDROOM: 12' 07" x 10' (3.84m x 3.05m)

Double glazed window to rear aspect, coving to ceiling, radiator, carpet, staircase leading to loft room.

BATHROOM: 5' 9" x 4' 8" (1.75m x 1.42m)

Double glazed window to rear aspect, panel bath with mixer tap and mounted shower, tiled walls, radiator, pedestal wash hand basin with mixer tap in vanity unit, ceramic floor.

SEPARATE W/C: 5' 7" x 2' 6" (1.70m x 0.76m)

Double glazed window to rear aspect, low level flush w/c, tiled walls, ceramic floor.

KITCHEN: 12' 06" x 9' (3.81m x 2.74m)

Double glazed window to rear aspect, part tiled walls, roll edge work surface, range of wall and base units, built in gas hob and extractor, stainless steel sink and drainer with mixer tap, Worcester boiler, ceramic floor tiles

LOFT ROOM: 12' 05" x 11' 08" (3.78m x 3.56m)

Skylight, built in wardrobes, storage cupboards, double radiator, carpet.

REAR GARDEN: 37' x 28' (11.28m x 8.53m)

Own section of garden, patio, lawn and trees Plus outbuilding.

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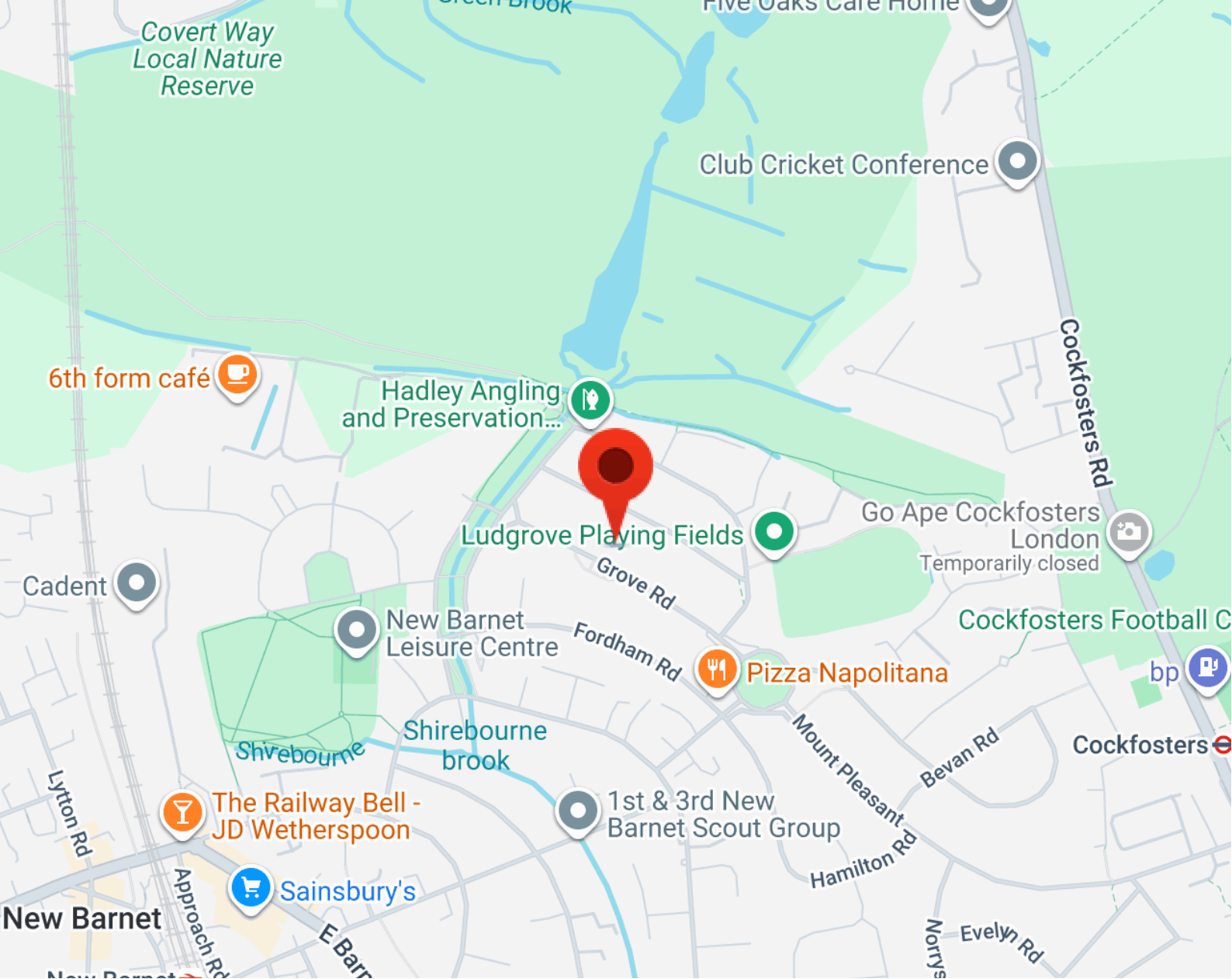
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	71
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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