



BRITISH  
PROPERTY  
AWARDS

2021  
2024

★★★★★  
GOLD WINNER

ESTATE AGENT  
IN BARNET



**£630,000**

**TENURE : FREEHOLD**

Queens Road, Bounds Green, London N11

**Bedrooms : 2**

**Bathrooms : 1**

**Reception Rooms : 3**

**2/3 BEDROOM TERRACED  
HOUSE**

**MINUTES WALK TO BOUNDS  
GREEN TUBE & BOWES PARK  
TRAIN STATION**

**DOUBLE BEDROOMS**

**EASY ACCESS TO POPULAR  
SCHOOLS & SHOPPING  
FACILITIES**

**FITTED KITCHEN - DINER**

**OFFERED CHAIN FREE**

**Mantlestates**

2A Church Hill Road, East Barnet, EN4 8TB  
office@mantlestates.com | 0208 275 1555  
Website: <https://mantlestates.com/>



Located in the vibrant area of Bounds Green, this 2/3 bedroom terraced house on Queens Road offers a practical and adaptable living space. The property features two double bedrooms, providing ample room for family or guests. The fitted kitchen-diner serves as a central hub for the home, ideal for meal preparation and dining. With three reception areas, the layout allows for flexible use, whether as additional living spaces, a home office, or a play area.

The property's location is a significant advantage, being just a short walk from Bounds Green Tube and Bowes Park Train Station, ensuring excellent connectivity to central London and surrounding areas. This accessibility is complemented by the proximity to popular schools, making it a suitable choice for families. Additionally, the area offers a variety of shopping facilities, catering to everyday needs and more.

Offered chain-free, the house presents a straightforward purchase opportunity.

Overall, this terraced house combines convenience and flexibility, situated in a well-connected and amenity-rich location, making it a practical choice for a range of buyers.

**ENTANCE HALL:** 24' 00" x 3' 06" (7.32m x 1.07m)

Double glazed front door, radiator, laminated flooring, under stairs storage cupboard.

**FRONT RECEPTION:** 11' 01" x 15' 00" (3.38m x 4.57m)

11'01" x 12'04" < 15'00" into square bay Double glazed window to front aspect, radiator, laminated flooring, feature fire place.

**REAR RECEPTION/BEDROOM:** 12' 01" x 9' 03" (3.68m x 2.82m)

Double glazed door to garden, laminated flooring, radiator, feature fire place.

**KITCHEN/DINER:** 20' 07" x 8' 05" (6.27m x 2.57m)

Double glazed window to side & rear aspect, double glazed door to garden, laminated flooring, wall and floor standing kitchen units, stainless steel sink drainer with mixer tap, gas hob, electric oven, extractor, Velux window,

**LANDING:** 12' 09" x 5' 04" (3.89m x 1.63m)

Loft access, carpet.

**FRONT BEDROOM:** 12' 06" x 15' 01" (3.81m x 4.60m)

Double glazed window to front aspect x 2, laminated flooring, radiator.

**REAR BEDROOM:** 12' 01" x 9' 06" (3.68m x 2.90m)

Double glazed window to rear aspect, radiator, laminated flooring.

**BATHROOM:** 13' 09" x 8' 06" (4.19m x 2.59m)

Double glazed windows to side & rear aspect, low level flush water closet, wash hand basin with mixer tap, panel bath with mixer tap and shower attachment, plumbed for washing machine, radiator, corner shower cubicle.

**SIDE GARDEN:** 21' 06" x 6' 01" (6.55m x 1.85m)

**REAR GARDEN:** 22' 07" x 15' 10" (6.88m x 4.83m)

**FRONT GARDEN:** 15' 06" x 6' 10" (4.72m x 2.08m)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	77
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales	52	
EU Directive 2002/91/EC		

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# Queens Road, Bounds Green, London, N11

Approximate Gross Internal Area = 98.8 m<sup>2</sup> ... 1064 ft<sup>2</sup>

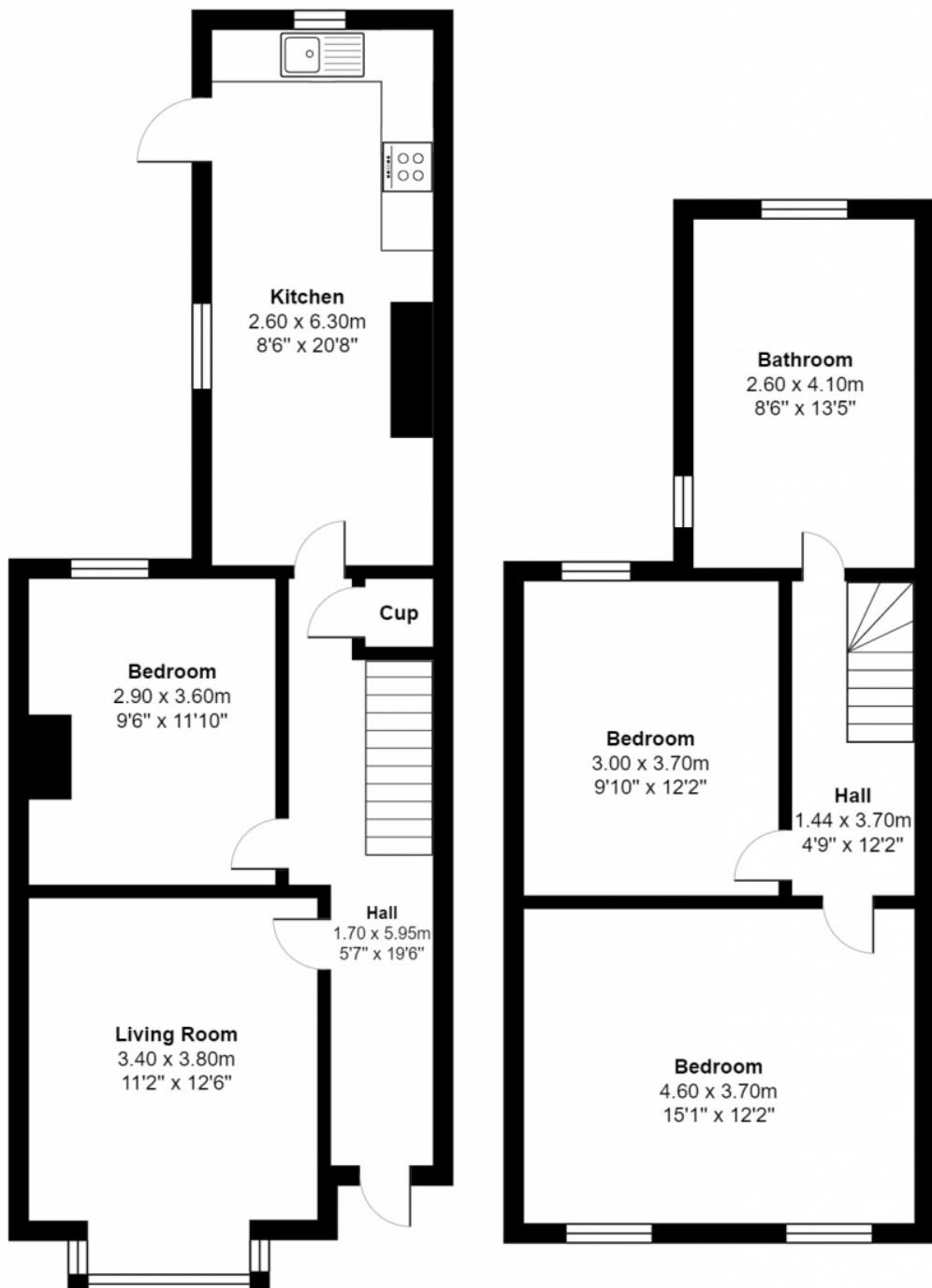


Illustration for identification purposes only, measurements are approximate and not to scale.  
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