



**BRITISH
PROPERTY
AWARDS**

**2021
2024**

★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT
IN BARNET

Mantlestates.com



estates.com



m

£619,950

TENURE : FREEHOLD

HERTFORD ROAD, BARNET EN4 9BH

Bedrooms : 4

Bathrooms : 1

Reception Rooms : 1

**WELL PRESENTED 4
BEDROOM TERRACED HOUSE**

**FITTED KITCHEN & LARGE
LOUNGE**

OFF STREET PARKING

QUIET LOCATION

**SOUTH FACING GARDEN
WITH WORK SHOP**

CHAIN FREE

Mantlestates

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

office@mantlestates.com | 0208 275 1555

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



This well-presented four-bedroom terraced house is located on Hertford Road in New Barnet, Barnet, EN4 9BH. The property provides accommodation comprising four bedrooms, one bathroom and one reception room, together with a fitted kitchen, a large lounge, off-street parking and a south-facing rear garden with a workshop. The house is offered for sale chain-free and is arranged over the accommodation available within a traditional terraced property.

The main living accommodation includes a large lounge, providing the principal reception space within the house. The room can accommodate the usual seating and living furniture associated with a reception room, while the stated layout also includes a separate fitted kitchen. The kitchen is fitted and forms a dedicated area for food preparation and household use.

There are four bedrooms in total. The property therefore offers a layout that includes separate bedroom accommodation alongside the lounge, kitchen and bathroom. No additional reception rooms or other internal rooms are specified.

Externally, the property benefits from a south-facing garden. The garden provides outdoor space to the rear of the house and includes a workshop. Off-street parking is also available at the property, providing parking space away from the public road.

The house is situated in New Barnet, within the Barnet area of Hertfordshire and the EN4 postcode district. The address is Hertford Road, New Barnet, Barnet, Barnet, EN4 9BH. The location is described as quiet, and the property is positioned on Hertford Road.

Well located to New Barnet's Leisure Centre, gymnasiums, schools, transport links & shopping facilities.

OFFERED CHAIN FREE.

ENTRANCE HALL: 9' 06" x 6' 00" (2.90m x 1.83m)

Composite front door, double-glazed window to front aspect, double radiator, laminated flooring, under-stairs storage cupboard.

LOUNGE: 25' 00" x 12' 06" (7.62m x 3.81m)

25'00" into bay x 10'03" < 12'06" Square bay double glazed window to front aspect, double glazed window to rear aspect, laminated flooring, coving to ceiling, radiator.

KITCHEN: 12' 05" x 8' 03" (3.78m x 2.51m)

Double glazed door to garden, double glazed window to rear aspect, tiled flooring, wall and floor standing kitchen units, plumbed for washing machine, plumbed for dishwasher, sink drainer with mixer tap, part tiled walls, under unit lighting, extractor, spotlights.

LANDING: 15' 07" x 5' 06" (4.75m x 1.68m)

15'07" x 2'10" < 5'06" Carpet, loft access.

FRONT BEDROOM: 12' 00" x 11' 05" (3.66m x 3.48m)

12'00" x 11'05" > 8'02" double-glazed window to front aspect, carpet, double radiator, storage cupboard.

FRONT BEDROOM: 10' 09" x 12' 00" (3.28m x 3.66m)

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

REAR BEDROOM: 9' 00" x 7' 08" (2.74m x 2.34m)

Double glazed window to rear aspect, carpet, double radiator

BATHROOM: 5' 05" x 7' 07" (1.65m x 2.31m)

Double glazed window to rear aspect, tiled walls, spotlights, panel bath with mixer tap and shower attachment, wash hand basin with mixer tap in vanity unit, radiator, low level flush water closet.

REAR BEDROOM: 8' 02" x 7' 07" (2.49m x 2.31m)

Double-glazed window to rear aspect, radiator, carpet, storage cupboard housing gas central heating boiler.

GARDEN COVERED AREA: 14' 00" x 17' 03" (4.27m x 5.26m)

Tiled flooring, gate to the front.

STORAGE AREA: 8' 00" x 4' 04" (2.44m x 1.32m)

GARDEN: 60' 00" x 21' 10" (18.29m x 6.65m)

Patio area, fruit trees, mainly laid to lawn, southerly facing.

WORK SHOP: 9' 10" x 15' 00" (3.00m x 4.57m)

Power, lighting.

FRONT DRIVE: 21' 00" x 22' 00" (6.40m x 6.71m)

Off-street parking x 2 cars.

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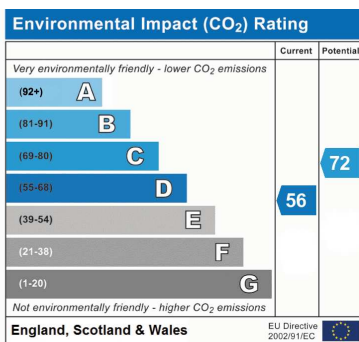
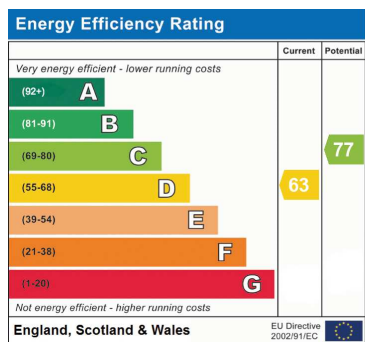
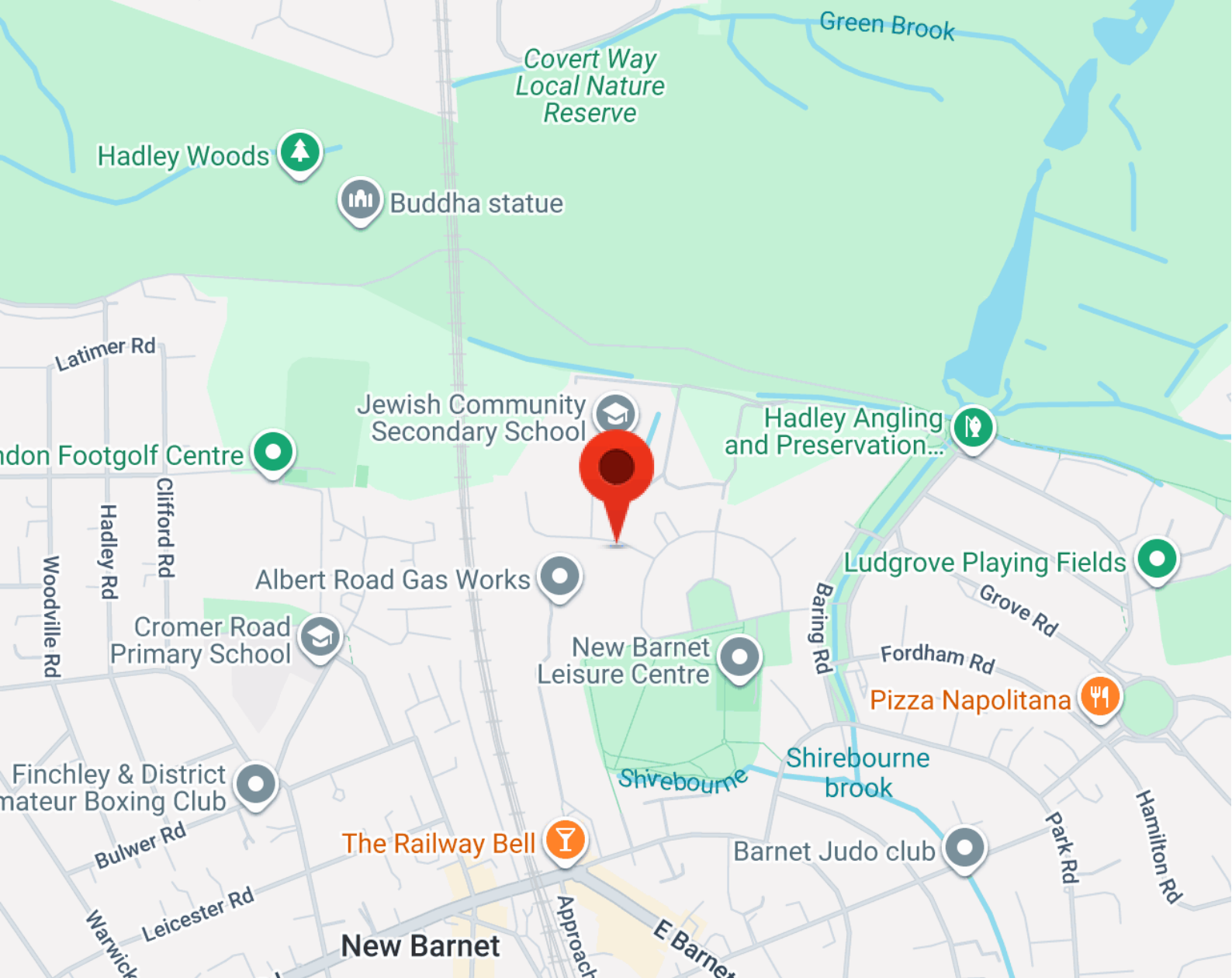
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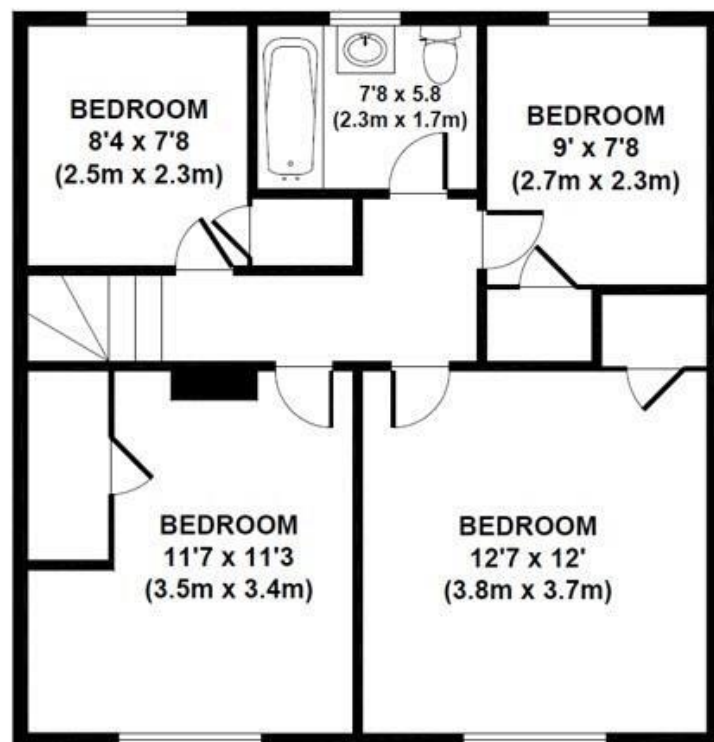
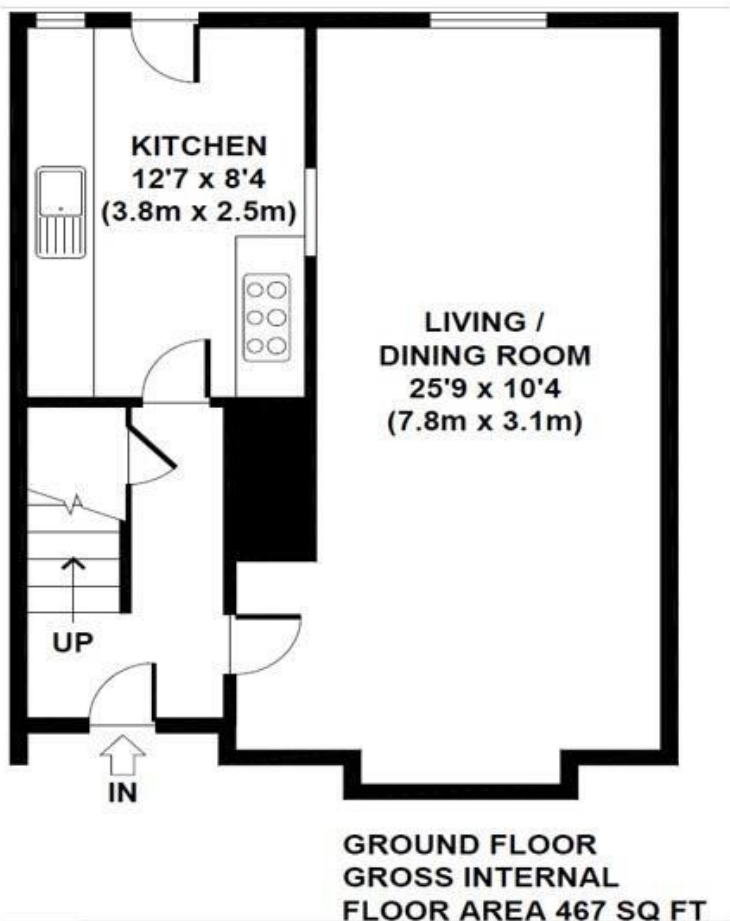
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FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 582 SQ FT