



**BRITISH  
PROPERTY  
AWARDS**

**2021  
2024**

★ ★ ★ ★ ★

**GOLD WINNER**

ESTATE AGENT  
IN BARNET



**Asking Price £799,950**

**TENURE : FREEHOLD**

**Brookside, East Barnet EN4**

**Bedrooms : 4**

**Bathrooms : 2**

**Reception Rooms : 2**

**4 BEDROOM FAMILY HOME**

**LOFT ROOM WITH E-SUITE**

**SPLIT LEVEL GARDEN WITH  
OUT-BUILDING**

**FITTED COUNTRY STYLE  
KITCHEN**

**LOCATED IN THE HEART OF  
EAST BARNET VILLAGE**

**SHORT WALK TO OAKLEIGH  
PARK TRAIN STATION**

**Mantlestates**

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This 4-bedroom end terrace home is located in the sought-after area of East Barnet, EN4. The property offers two bathrooms and a reception room, providing ample space for family living. A notable feature is the loft room, which can be utilized as an additional bedroom or office space. The Kitchen is designed with functionality in mind, featuring modern appliances and a central island for casual dining.

The split-level garden is a standout feature, offering a variety of outdoor spaces for relaxation and entertainment. The garden is well-maintained, with a combination of lawn and patio areas, ideal for outdoor dining and leisure activities. The property does not include designated parking, but on-street parking is available in the area.

Inside, the home is unfurnished, allowing new owners to personalize the space to their taste. The bedrooms are generously sized, with large windows providing plenty of natural light. The bathrooms are modern and well-appointed, featuring both a bathtub and a shower.

East Barnet is a vibrant area with a range of amenities nearby, including schools, parks, and local shops. The property is well-connected, with public transport options providing easy access to surrounding areas and central London. The Energy Performance Certificate (EPC) details are available upon request, ensuring the property meets energy efficiency standards.

This end terrace home offers a comfortable and versatile living space, perfect for families looking to settle in a well-connected and desirable area of East Barnet.

**ENTRANCE:** 13' 7" x 6' 3" (4.14m x 1.91m)

Oak flooring, dado rail, understairs storage cupboard.

**FRONT RECEPTION:** 15' 5" x 13' 00" (4.70m x 3.96m)

Double glazed window to front aspect, carpet, coving to ceiling, gas fire, feature hearth, dado rail.

**KITCHEN:** 14' 00" x 12' 03" (4.27m x 3.73m)

Roll edge, part tiled walls, sink and drainer unit with mixer taps, laminate flooring, wall and base units, 2nd circular sink, kitchen island with drawers,

**CONSERVATORY:** 10' 00" x 14' 00" (3.05m x 4.27m)

Double-glazed door to garden, dado rail.

**UTILITY ROOM & W/C:** 8' x 7' 4" (2.44m x 2.24m)

Low-level flush w/c, roll top work surface, boiler, sink, plumbing for washing machine, base units, door to garden.

**LANDING:** 8' 01" x 8' 00" (2.46m x 2.44m)

Carpet, double glazed window to rear aspect,

**BATHROOM:** 8' 00" x 5' 9" (2.44m x 1.75m)

Double-glazed window to rear, low-level flush w/c, panelled bath with mixer taps and shower attachment and shower screen, part tiled walls.

**FRONT BEDROOM:** 13' 9" x 13' 8" (4.19m x 4.17m)

Double glazed window to front aspect, carpet, built in wardrobes, double radiator.

**REAR BEDROOM:** 13' 6" x 11' 00" (4.11m x 3.35m)

Double glazed window to rear aspect, carpet, built in wardrobes, double radiator.

**FRONT BEDROOM:** 10' 3" x 8' (3.12m x 2.44m)

(10'00" TO BAY X 8'00") Double glazed bay window, to front aspect, carpet, single radiator.

**LOFT BEDROOM ROOM:** 17' 7" x 16' 8" (5.36m x 5.08m)

Double glazed window to rear aspect, 2 skylights, double radiator, carpet.

**EN-SUITE SHOWER & W/C:** 5' 8" x 7' 00" (1.73m x 2.13m)

Double glazed window to rear aspect, tiles shower cubicle, ceramic flooring, sink, vanity unit, mixer taps, heated towel rail, low level flush w/c, sun light.

**REAR GARDEN:** 67' x 25' 09" (20.42m x 7.85m)

Split over 3 levels, patio area, laid to lawn, mature shrubbery, decking area, gate to front garden.

**OUT-BUILDING:** 11' 06" x 9' 00" (3.51m x 2.74m)

Fully equip with electricity, double glazed door, and double glazed window to front aspect,

**SHED:** 7' 07" x 5' (2.31m x 1.52m)

Storage shed.

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