



Offers in excess of £800,000
Pank Avenue, New Barnet EN5




BRITISH
PROPERTY
AWARDS

2021
2024

★★★★★

GOLD WINNER

ESTATE AGENT
IN BARNET

 **3**
Bedrooms

 **1**
Bathroom

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

2A Church Hill Road, East Barnet, EN4 8TB |
office@mantlestates.com

0208 275 1555



This EXTENDED 3-BEDROOM DETACHED HOUSE in New Barnet offers a spacious layout with two reception rooms, a well-equipped kitchen, and a mature rear garden. The property includes off-street parking and is OFFERED CHAIN FREE. With potential to extend (STPP), It provides easy access to New Barnet Station, New & East Barnet's Popular Schools & Shopping Facilities.

Mantlestates is pleased to offer to the market for the first time in 65 years a beautiful 3-bedroom detached house. located in Prime position in New Barnet.

This three-bedroom detached house presents a fantastic opportunity for those seeking a spacious family home with potential for expansion, subject to planning permission. The property features a well-designed layout, including two reception rooms that provide ample space for living and entertaining. The kitchen is equipped with essential appliances and opens onto a dining area, making it a practical space for family meals. The property boasts a mature rear garden, offering a peaceful outdoor retreat with a variety of plants and trees. The garden also includes a patio area, perfect for outdoor dining or relaxing in the sun. Off-street parking is available, providing convenience for homeowners with vehicles. The house is offered chain-free, allowing for a smoother purchasing process. Its location offers easy access to New Barnet Train Station, making commuting straightforward for residents.

PORCH: 2' 09" x 8' 10" (0.84m x 2.69m)

Wooden front door, tiled flooring. **HALL WAY:** 14' 6" x 6' 1" (4.42m x 1.85m) Wooden door, radiator, carpet, coving to ceiling, picture rail, under stairs storage cupboard.

WC: 4' 6" x 3' 2" (1.37m x 0.97m) Low-level flush water closet, wash hand basin, extractor, tiled flooring.

FRONT RECEPTION: 14' x 13' 1" (4.27m x 3.99m) Square bat double-glazed window to front aspect, double radiator, carpet, coving to ceiling, picture rail with shelf.

THROUGH LOUNGE: 24' 8" x 11' 5" (7.52m x 3.48m)

24'08" x 11'05" > 10'11" Double-glazed sliding door to garden. carpet, coving to ceiling, double radiator, feature fireplace.

KITCHEN: 20' 9" x 8' (6.32m x 2.44m)

Double-glazed sliding door to garden, wall and floor standing kitchen units, plumbed for washing machine, gas central heating boiler, storage cupboard.

LANDING: 7' 4" x 7' 7" (2.24m x 2.31m)

Double-glazed window to the side aspect, carpet, and loft access.

FRONT BEDROOM: 10' 3" x 7' 8" (3.12m x 2.34m) Double-glazed window to front aspect, carpet, radiator.

FRONT BEDROOM: 14' 5" x 11' 5" (4.39m x 3.48m) 14'05" into square bay x 11'05" Double-glazed window to the front aspect, carpet, double radiator, wall-to-wall fitted wardrobes, picture rail.

REAR BEDROOM: 14' x 11' 6" (4.27m x 3.51m) Double-glazed window to the rear aspect, double radiator, carpet, picture rail.

WC: 4' 6" x 2' 7" (1.37m x 0.79m) Double-glazed window to the rear aspect, low-level flush water closet.

SHOWER ROOM: 6' 4" x 7' 7" (1.93m x 2.31m) Double-glazed window to rear aspect, walk-in shower, wash hand basin in vanity unit with mixer tap, part tiled walls, tiled flooring.

LOFT AREA: 12' x 15' (3.66m x 4.57m)

Velux window, storage cupboard.

LEAN TO: 14' 2" x 6' 4" (4.32m x 1.93m)

(14'02" x 6'04") x (8'06" x 2'08")

RAISED GARDEN PATIO AREA: 19' x 9' 7" (5.79m x 2.92m)

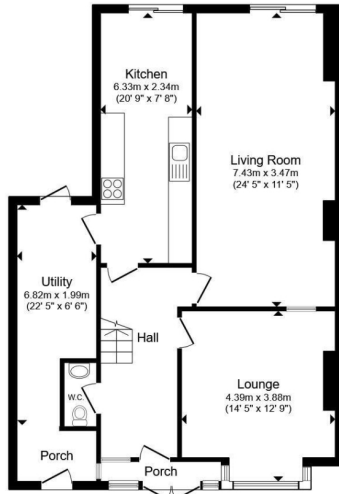
Railing, slabs.

REAR GARDEN: 63' x 26' (19.20m x 7.92m)

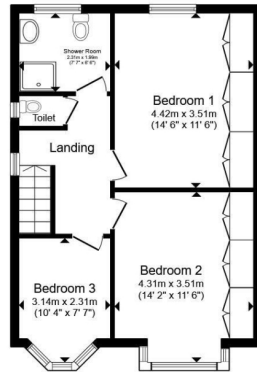
Mainly laid to lawn, greenhouse, rear patio area, and mature garden shrubs.

SIDE SECTION OF GARDEN: 25' 3" x 5' 2" (7.70m x 1.57m)

Access to Lean-to and access to work shop.




Ground Floor



First Floor

Total floor area 134.9 m² (1,452 sq.ft.) approx

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC 

Address: Pank Avenue, New Barnet EN5

