



£325,000

Victoria Road, New Barnet EN4



BRITISH
PROPERTY
AWARDS

2021
2024

★★★★★

GOLD WINNER

ESTATE AGENT
IN BARNET

1
Bedroom

1
Bathroom

2A Church Hill Road, East Barnet, EN4 8TB |
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One Bedroom Ground Floor GARDEN Maisontte with separate Kitchen/Diner, Lounge & Bedroom. Share of Freehold, Off Street Parking & very well located to New Barnet Train Station, Shopping Facilities, Gymnasiums & Victoria Park. Ideal for first time buyers or buy to let. Offered CHAIN FREE.

This one-bedroom maisonette, located on Victoria Road in New Barnet, EN4, presents a fantastic opportunity for buyers seeking convenience and comfort. The property features a well-proportioned bedroom, a modern bathroom, and a bright reception room that offers ample space for relaxation. The kitchen provides direct access to a private garden, perfect for outdoor enjoyment.

The maisonette boasts its own garden, providing a tranquil outdoor space, and benefits from off-street parking, ensuring ease of access and convenience. Situated very near to New Barnet train station, commuting is straightforward, with excellent transport links to central London and surrounding areas. Additionally, the property is in close proximity to a variety of shopping facilities, catering to all your daily needs.

Offered chain-free, this property comes with a share of the freehold, adding to its appeal.

New Barnet offers a range of amenities, including local shops, cafes, and parks, making it a desirable location for buyers. The property's proximity to transport links and shopping facilities enhances its attractiveness, providing a convenient lifestyle in a vibrant community.

ENTRANCE HALL: 26' 04" x 4' 00" (8.03m x 1.22m)

Laminated flooring, radiator, coving to ceiling. LOBY AREA: 3'09" x 3'05" Laminated flooring, gas central heating boiler, window to rear aspect. UNDER STAIRS STORAGE CUPBOARD: 3'09" x 3'00"

RECEPTION: 13' 04" x 11' 04" (4.06m x 3.45m)

Bay double glazed window to front aspect, laminated flooring, coving to ceiling, radiator, storage & shelving into recess.

BEDROOM: 11' 00" x 10' 06" (3.35m x 3.20m)

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

BATHROOM / WC: 6' 09" x 5' 09" (2.06m x 1.75m)

Double glazed window to side aspect, panel bath with mixer tap and wall mixer shower, heated towel rail, tiled walls & flooring, extractor, wash hand basin, mirrored cabinets.

KITCHEN / DINER: 13' 00" x 9' 05" (3.96m x 2.87m)

Double glazed window to side aspect, double glazed windows & door to garden, tiled flooring, wall and floor standing kitchen units, gas hob, electric oven, extractor, stainless steel sink with mixer tap, plumbed washing machine, plumbed dish washer, coving to ceiling, part tiled walls, radiator x 2.

GARDEN: 42' 00" x 20' 00" (12.80m x 6.10m)

Southerly facing garden, patio area, mature shrubs, garden shed.

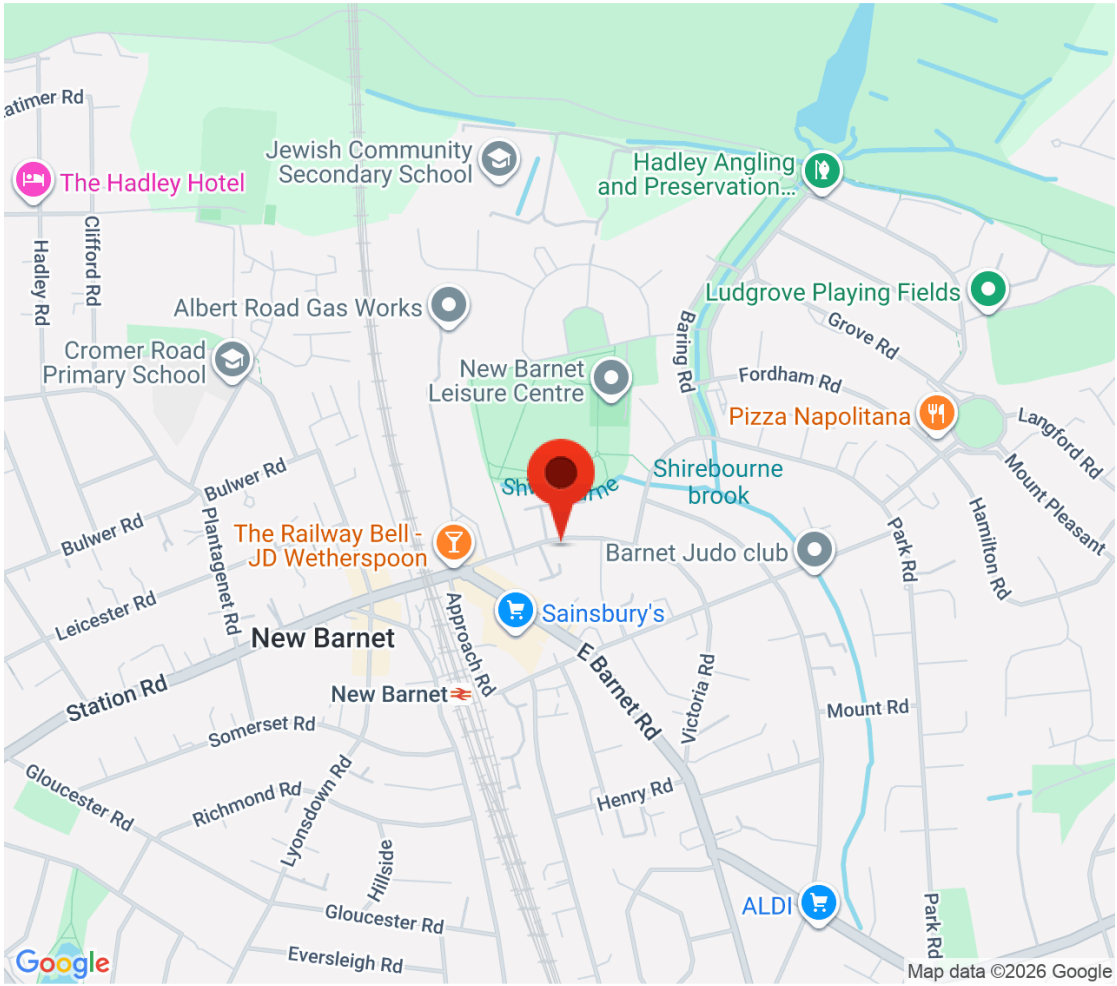
FRONT:

Off street parking x 1 car.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Victoria Road, New Barnet EN4

