



BRITISH
PROPERTY
AWARDS

2021
2024

★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT
IN BARNET

Mantlestates.com



estates.com



estates.com

Offers in excess of £800,000

TENURE : FREEHOLD

Pank Avenue, New Barnet EN5

Bedrooms : 3

Bathrooms : 1

Reception Rooms : 2

**3 BEDROOM DETACHED
HOUSE**

**POTENTIAL TO EXTEND
S.T.P.P**

**EASY ACCESS TO OAKLEIGH
PARK TRAIN STATION**

MATURE REAR GARDEN

OFF STREET PARKING

OFFERED CHAIN FREE

Mantlestates

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

office@mantlestates.com | 0208 275 1555

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



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. The surrounding area provides a range of amenities, including shops, schools, and parks, enhancing the convenience and lifestyle appeal of this home.

Energy efficiency is rated at 58, with the potential to improve to 76, indicating opportunities for future enhancements. This property is ideal for those looking to create a personalized family home in a well-connected area.

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.

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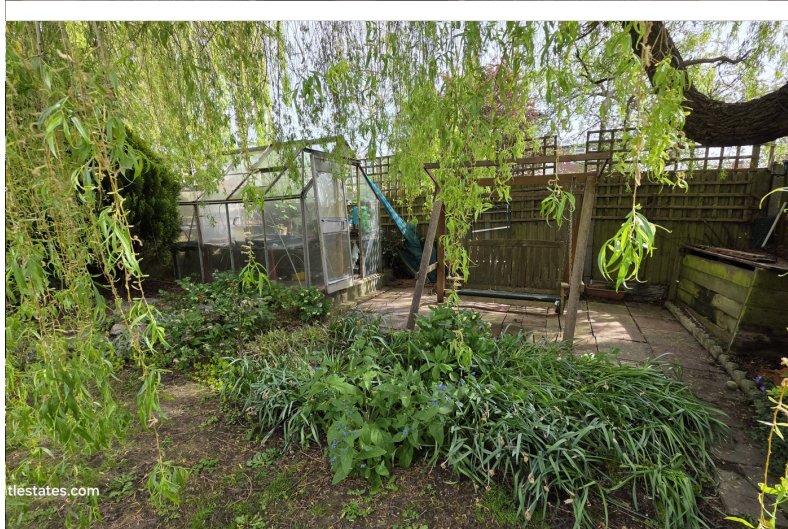
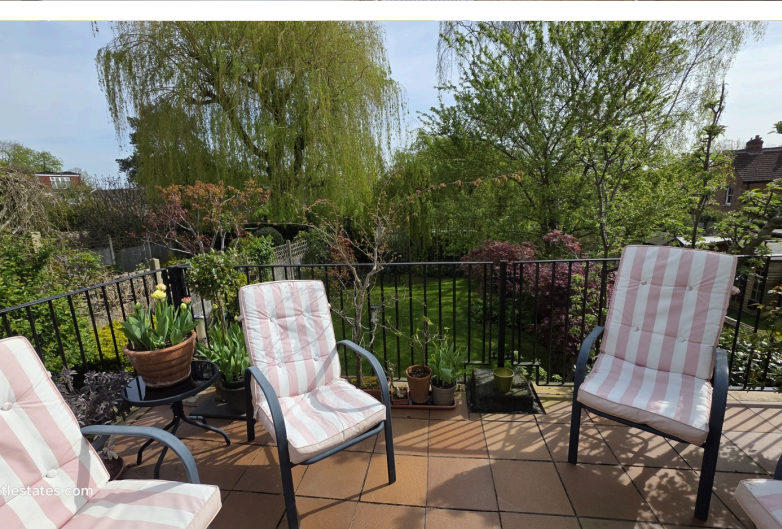
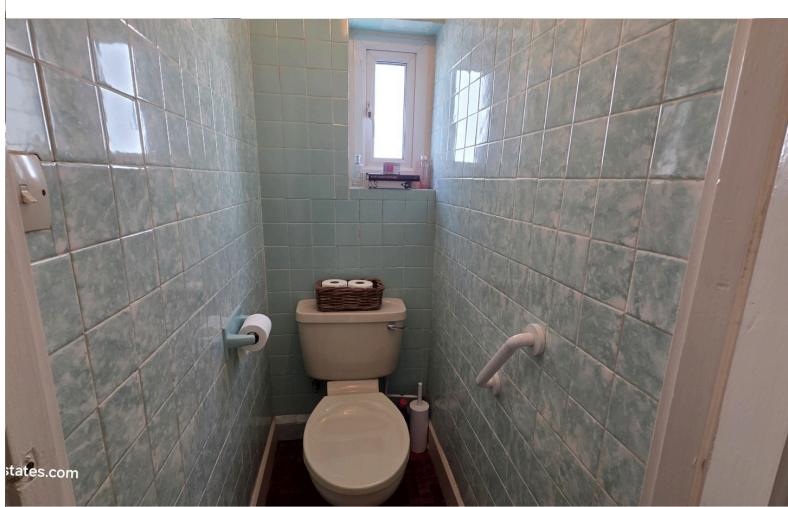
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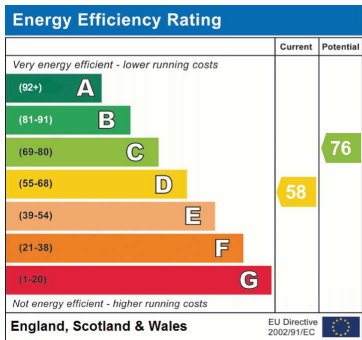






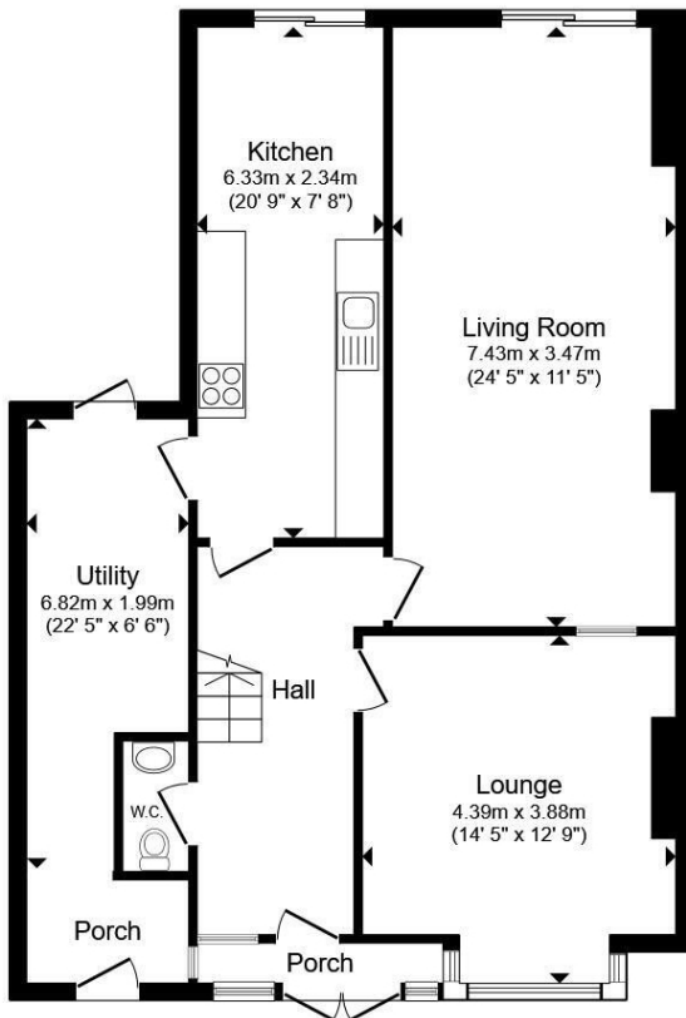
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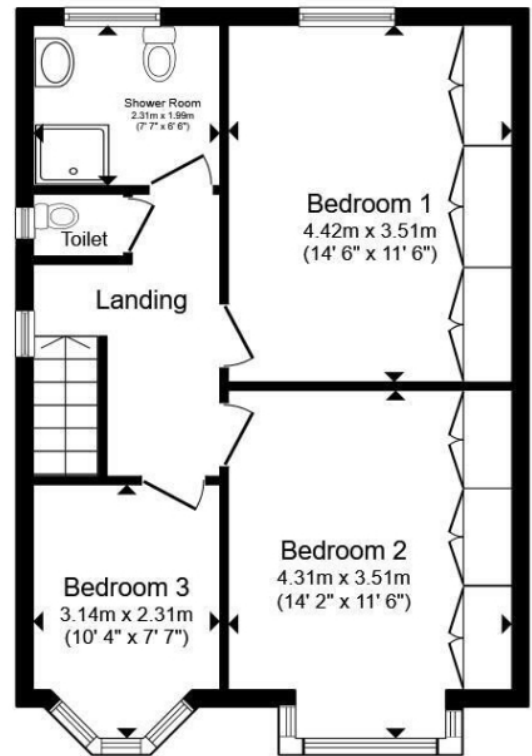


Address: Park Avenue, New Barnet EN5





Ground Floor



First Floor

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