



£2,695 pcm
Mays Lane, BARNET EN5



 4
Bedrooms

 2
Bathrooms

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

0208 275 1555



Mantlestates are pleased to offer this well presented 4 BEDROOM TOWN HOUSE with 2 bathrooms, fitted kitchen, Lounge, Garden & off-street parking. The property is well located to High Barnet's schools & short walk top High Barnet Tube Station (Northern Line). Main Bedroom on entire floor with walk-in wardrobe & En-Suite. The property is AVAILABLE NOW.

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ENTRANCE HALL: 16' 4" x 6' " (4.98m x 1.83m)

Storage cupboard, laminated flooring, radiator, understairs storage cupboard.

UTILITY ROOM: 13' 10" x 7' 06" (4.22m x 2.29m)

Storage cupboards/wardrobes, laminated flooring, washing machine, clothes dryer, free-standing fridge freezer.

SHOWER ROOM:

Low-level flush water closet, walk-in shower, wash hand basin in vanity unit, tiled walls, tiled flooring, heated towel rail.

BEDROOM: 14' 00" x 11' 00" (4.27m x 3.35m)

Laminated flooring, radiator, spotlights, double-glazed window to front aspect.

FIRST FLOOR LANDING: 9' 03" x 3' 00" (2.82m x 0.91m)

Storage cupboard x 2.

KITCHEN: 7' 09" x 8' 10" (2.36m x 2.69m)

Double glazed window to rear aspect, wall, and floor standing units, gas hob, electric oven, dish-washer,

DINING AREA: 10' 06" x 8' 10" (3.20m x 2.69m)

Laminated flooring, double glazed doors to garden.

LOUNGE: 18' 00" x 13' 05" (5.49m x 4.09m)

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

BATHROOM: 8' 08" x 5' 05" (2.64m x 1.65m)

Double glazed window to rear aspect x 2, low-level flush water closet, wash hand basin in vanity unit, panel bath with shower attachment.

REAR BEDROOM: 10' 00" x 9' 00" (3.05m x 2.74m)

Double glazed window to rear aspect, laminated flooring, radiator.

FRONT BEDROOM: 8' 10" x 7' 09" (2.69m x 2.36m)

Storage cupboard, radiator, and laminated flooring.

FRONT BEDROOM: 13' 07" x 10' 00" (4.14m x 3.05m)

Built-in wardrobes, laminated flooring, radiator.

GARDEN: 39' 00" x 18' 02" (11.89m x 5.54m)

Decking area, raised lawn area.

**MAYS LANE,
BARNET, EN5 2EE**
Approximate Gross Internal Floor Area
1297 sq.ft / 120.49 sq.m



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
info@carters-surveyservices.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	82	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 	

