



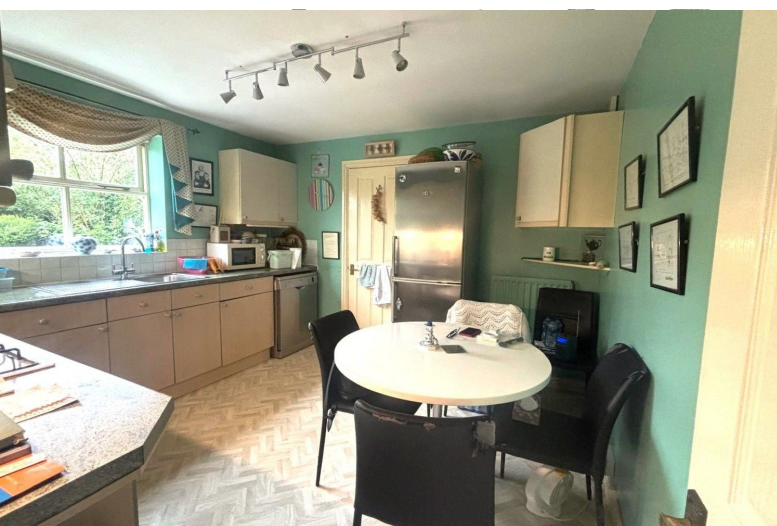
**BRITISH
PROPERTY
AWARDS**

**2021
2024**

★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT
IN BARNET



Asking Price £735,000

TENURE : FREEHOLD

Boardman Close, Barnet EN5

Bedrooms : 3

Bathrooms : 2

Reception Rooms : 2

**DETACHED HOUSE WITH
GARAGE & OFF STREET
PARKING**

CLOSE TO GREEN BELT

BEAUTIFULLY DECORATED

**2 BEDROOM HOUSE -
FORMALLY WAS A 3
BEDROOM**

CLOSE TO LOCAL FACILITIES

**EN-SUITE & WALK IN
WARDROBE TO MAIN
BEDROOM**

Mantlestates

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

office@mantlestates.com | 0208 275 1555

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



This 3 bedroom detached house linked by garage, located in Barnet, Hertfordshire, offers a practical and well-designed living space. The property features three bedrooms, two bathrooms, and two reception rooms. The interior is beautifully decorated, providing a welcoming atmosphere throughout the home.

Upon entering, you are greeted by a spacious hallway leading to the main living areas. The living room is well-lit, featuring a fireplace and ample seating space, making it ideal for relaxation. Adjacent to the living room is a dining area, perfect for family meals and entertaining guests.

The kitchen is equipped with modern appliances, including an oven, hob, and ample storage space. It also provides access to the garden, which is well-maintained and features a variety of plants and shrubs, offering a peaceful outdoor retreat.

Upstairs, the property boasts three well-proportioned bedrooms. The master bedroom includes built-in wardrobes and an en-suite bathroom, providing a private and convenient space. The additional bedrooms are spacious and share a family bathroom, which is fitted with a bathtub and shower.

The property also includes a utility room with laundry facilities, ensuring practicality and convenience. Parking is available on the driveway, providing easy access to the home.

Located close to local facilities and the green belt, this property offers easy access to shopping, dining, and recreational activities. The surrounding area is known for its green spaces, providing opportunities for outdoor activities and relaxation.

The property is in a desirable location within Barnet, offering a balance of suburban tranquility and urban convenience. It is well-connected to public transport, making commuting straightforward.

FRONT RECEPTION: 14' 06" x 15' 04" (4.42m x 4.67m)

Feature fire place, double radiator, box window casement, carpets, built in units / bookcase, cornice, track lighting,

REAR RECEPTION : 11' 04" x 8' 02" (3.45m x 2.49m)

Door to back garden, open plan, carpets, radiator, cornice, ceiling track lights.

KITCHEN / BREAKFAST ROOM: 11' 03" x 10' 10" (3.43m x 3.30m)

Lino flooring, part tiled surrounds on kitchen walls, radiator, built in gas hob, oven, extractor, window view to garden, free-standing dishwasher, side entrance.

UTILITY AREA: 7' 05" x 5' 01" (2.26m x 1.55m)

Valliant boiler, freestanding cupboards, lino flooring, free standing washing machine, dryer, cupboards, work surface.

UTILITY TOILET: 3' 11" x 5' 01" (1.19m x 1.55m)

Low - level flush W/C, wash hand basin, radiator, lino flooring, part tiled walls, window, integrated wall extractor fan.

LANDING: 11' 00" x 6' 02" (3.35m x 1.88m)

Carpeted

MASTER BEDROOM: 12' 11" x 9' 02" (3.94m x 2.79m)

Carpets, windows to garden, radiator, skirting boards.

MASTER EN-SUITE 5' 01" x 7' 01" (1.55m x 2.16m)

Carpet, part tiled walls, electric shower, wash hand basin and vanity unit, low level flush w/c, radiator, window to side aspect.

BEDROOM 3: 9' 03" x 6' 09" (2.82m x 2.06m)

Currently converted into a dressing room with a built in arrangements of wardrobes double hanging, window over looking the rear garden, radiator and carpet.

FAMILY BATHROOM: 7' 08" x 6' 02" (2.34m x 1.88m)

White three piece bathroom suite, carpets, part tiled walls surround, bath and sink, casement window, mixer tap and hand held shower attachment, sink and vanity unit, painted white wall, white skirtings.

BEDROOM 2: 11' 09" x 9' (3.58m x 2.74m)

Small double bed room, sockets, carpets, loft hatch access,

STORAGE CUPBOARD:

Housing the water tank cylinder and all pipe work, airing cupboard, half landing,

GARDEN: 30' x 40' (9.14m x 12.19m)

Patio area to lawn, shrubs and mature garden, side access, parking, off-street parking, private gardens and garage.

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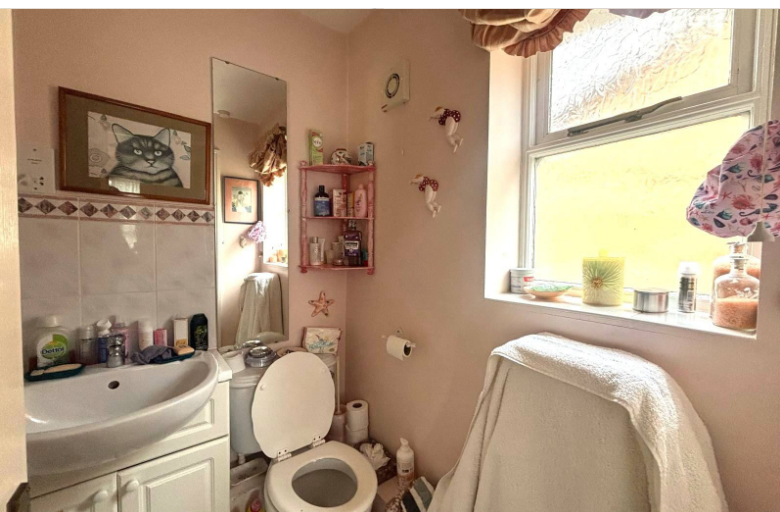
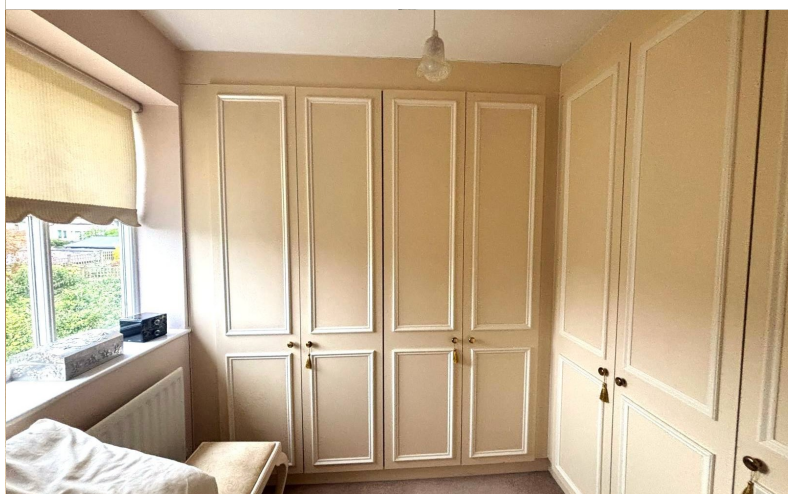
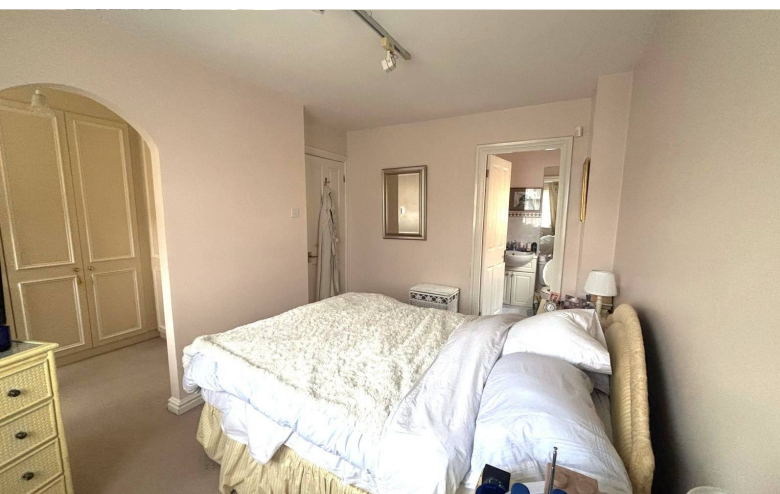
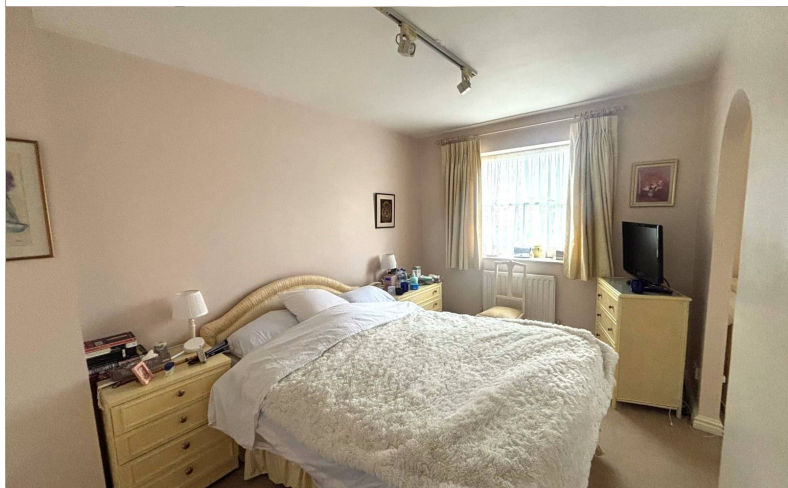
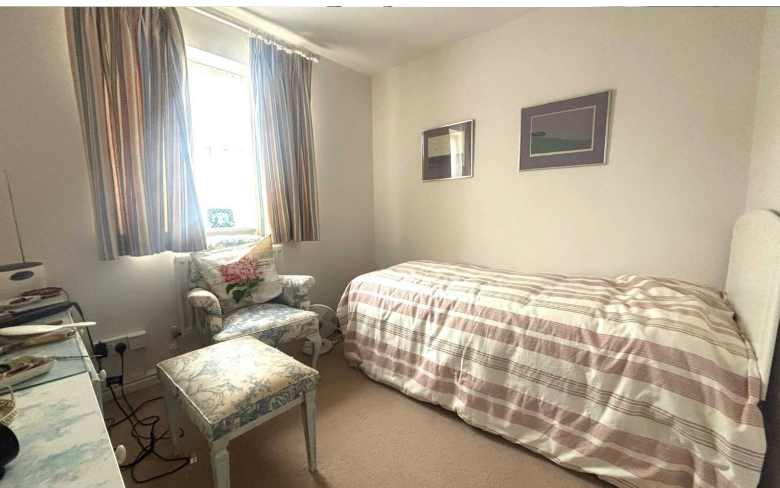
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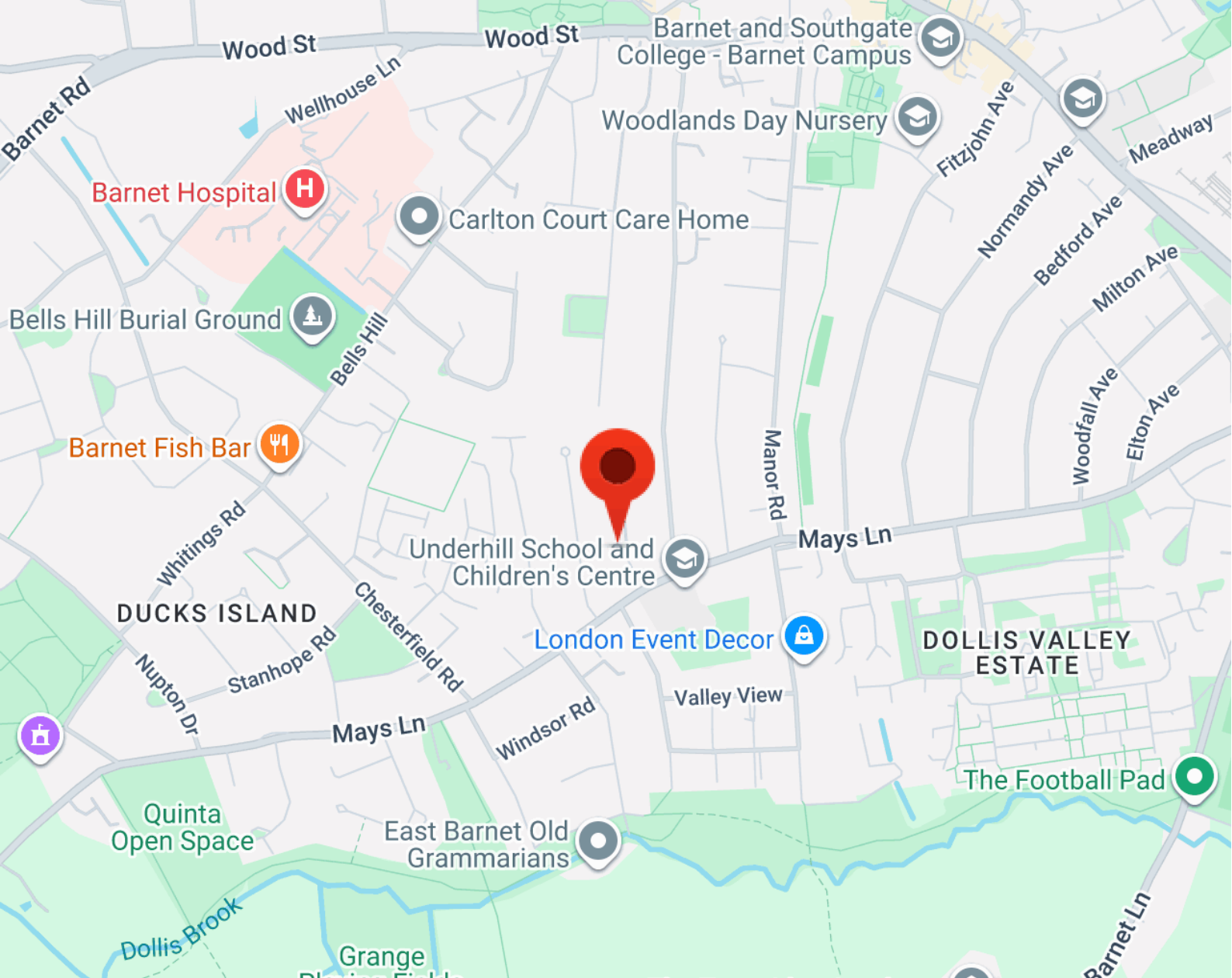
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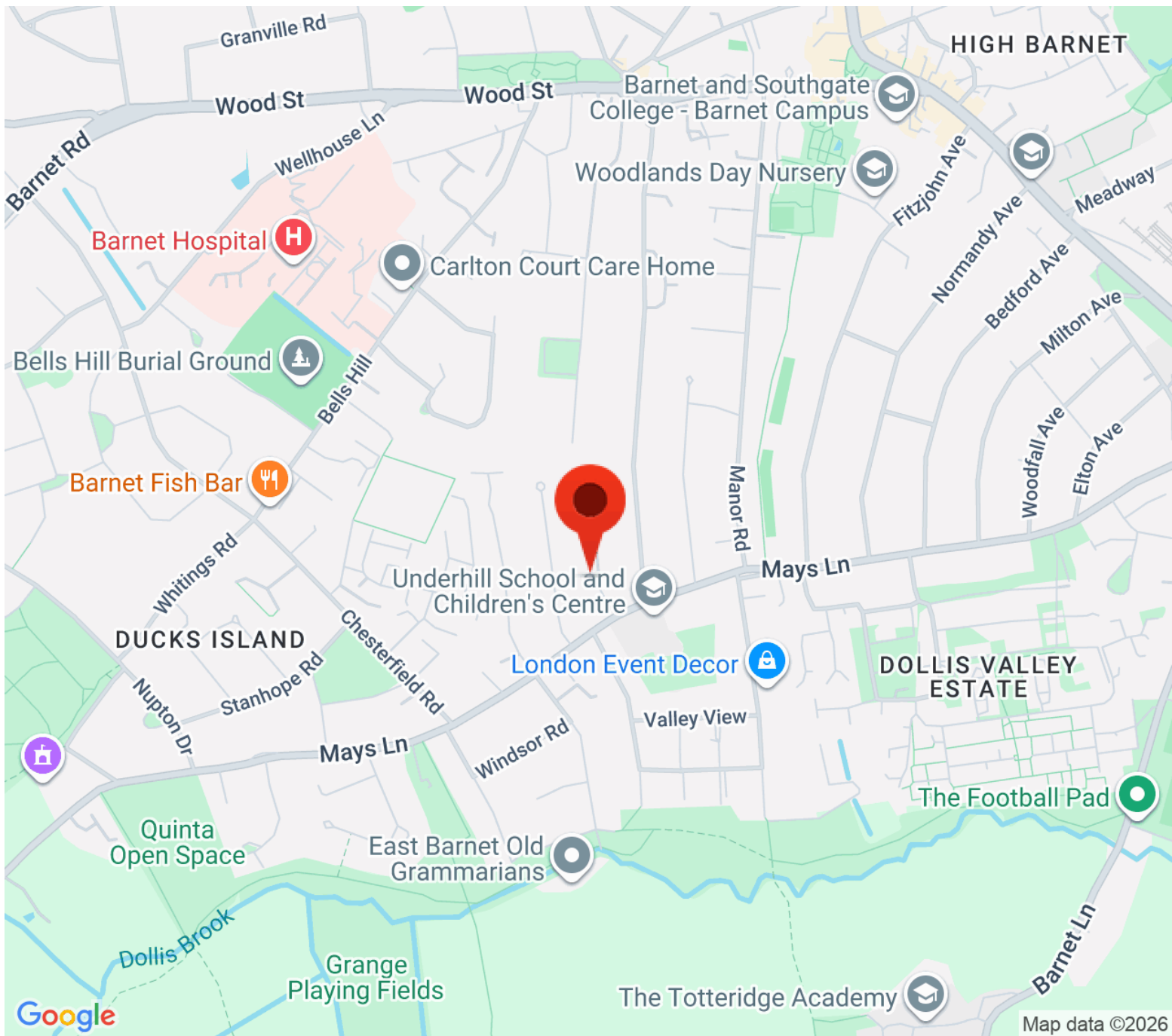
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