



£420,000

Vernon Crescent, East Barnet EN4




BRITISH
PROPERTY
AWARDS

2021
2024

★★★★★

GOLD WINNER

ESTATE AGENT
IN BARNET

 **2** Bedrooms  **1** Bathroom

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

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Excellently Presented 2 BEDROOM MAISONETTE on the First Floor with OWN GARDEN. Boasting a MODERN FITTED KITCHEN & BATHROOM, Double Glazed, Gas Central Heating & generously sized rooms. Set in Quiet Location & Garden Backing onto woods. Easy Access to Cockfosters shopping facilities, Restaurants, Schools & Transport links. MUST BE SEEN

Located in East Barnet, this two-bedroom, one-bathroom maisonette is in excellent condition, offering a comfortable and convenient living space. The property includes a modern fitted kitchen equipped with essential appliances and a contemporary bathroom. The living area is spacious, providing a welcoming environment for relaxation and entertainment.

The maisonette boasts a beautiful private garden, perfect for outdoor activities and gardening enthusiasts. The garden is well-maintained, offering a peaceful retreat with a variety of plants and flowers.

The property is ideally situated with easy access to Cockfosters shopping facilities, restaurants, transport links & local schools, making it a convenient choice for those who value accessibility to local amenities. The area is well-served by public transport, providing straightforward connections to surrounding areas.

The energy efficiency rating of the property is a C, with a current score of 76 and a potential of 78, indicating lower running costs and a commitment to energy efficiency.

This maisonette is a must-see for anyone looking to purchase a home in East Barnet. Please view our video tour for a comprehensive look at what this property has to offer.

ENTRANCE HALL/STAIRS: 15' 09" x 2' 10" (4.80m x 0.86m)

Double glazed front door, radiator, carpet on stairs, double glazed window to side aspect.

LANDING: 8' 00" x 3' 00" (2.44m x 0.91m)

(8'00" x 3'00") x (6'08" x 2'10") Carpet, loft access, radiator, coving to ceiling.

LOUNGE: 16' 3" x 10' 8" (4.95m x 3.25m)

16'03" x 12'04" > 10'08" Double glazed window to rear aspect, double radiator, carpet, coving to ceiling, wall lights x 2.

BATHROOM: 5' 5" x 5' 9" (1.65m x 1.75m)

Double glazed window to side aspect, wash hand basin with mixer tap in vanity unit, mirrored cabinet, low level flush water closet, heated towel rail, panel bath with mixer tap & shower attachment, tiled flooring, tiled walls, spot lights, coving to ceiling.

BEDROOM ONE: 14' 3" x 8' 10" (4.34m x 2.69m)

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

BEDROOM TWO: 11' 9" x 9' 00" (3.58m x 2.74m)

11'09" x 9'00" < 12'03" Double glazed window to front aspect, storage cupboard, coving to ceiling.

KITCHEN: 10' 03" x 10' 04" (3.12m x 3.15m)

Double glazed window to side & rear aspect, wall and floor standing kitchen units, stainless steel sink drainer with mixer tap, plumbed for washing machine, fitted dish washer, electric oven, halogen electric hob, extractor, tiled flooring, part tiled walls, coving to ceiling.

GARDEN: 33' 00" x 36' 00" (10.06m x 10.97m)

Raised seating area, lawn area, mature garden shrubs, flowers & plants.

GARDEN SHED: 8' 00" x 6' 00" (2.44m x 1.83m)

Brick built garden shed.



Vernon Crescent, EN4
Approx. Gross Internal Area 720 Sq Ft - 67.40 Sq M
Approx. Gross Shed Area 50 Sq Ft - 4.65 Sq M

Ground Floor
Entrance
Floor Area 44 Sq Ft - 4.09 Sq M

First Floor
Floor Area 62 Sq Ft - 5.73 Sq M

Shed
8'6" x 5'11"
2.6 x 1.8m

Garden
37'5" x 32'2"
11.4 x 9.8m (approximate)

Reception
16'5" x 12'6"
5.0 x 3.8m


Kitchen
10'6" x 9'10"
3.2 x 3.0m

Bedroom
14'1" x 7'7"
4.3 x 2.3m

Bedroom
12'2" x 11'5"
3.7 x 3.5m

5'11" x 5'7"
1.8 x 1.7m

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	76	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Address: Vernon Crescent, East Barnet EN4

