



**BRITISH
PROPERTY
AWARDS**

**2021
2024**

★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT
IN BARNET

Mantlestates.com



estates.com



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£470,000

TENURE : FREEHOLD

Doggetts Close, East Barnet, EN4 8SJ

Bedrooms : 3

Bathrooms : 1

Reception Rooms : 1

**3 DOUBLE BEDROOM TOWN
HOUSE**

**EASY ACCESS TO EAST
BARNET VILLAGE SHOPPING
FACILITIES**

**VERY NEAR TO ALDI
SUPERMARKET**

**WILL REQUIRE
MODERNISATION**

OFF STREET PARKING

CHAIN FREE

Mantlestates

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

office@mantlestates.com | 0208 275 1555

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



This three-bedroom town house is situated on Doggetts Close, East Barnet, Barnet, Hertfordshire, EN4 8SJ. The property is offered for sale on a chain-free basis and includes one reception room, one bathroom, a kitchen and three bedrooms. It will require refurbishment, providing an opportunity for the accommodation and internal finishes to be reviewed and updated by the purchaser. The house forms part of a residential terrace or adjoining town-house layout and has off-street parking to the front, with the available parking area serving the property. The accommodation includes a reception room providing the principal living area, together with a separate kitchen for food preparation and household use. The three bedrooms provide the sleeping accommodation, while the bathroom serves the property. The property is being sold without a chain, which forms part of the stated sale details. The external frontage includes the off-street parking area and access to the entrance. The property also has access to the surrounding residential road and local facilities in East Barnet. Its location provides easy access to East Barnet Village shopping facilities, where local shops and everyday services are available. The house is also very near to an Aldi supermarket, providing a nearby option for grocery shopping. The address is within East Barnet in the London Borough of Barnet, Hertfordshire, and the postcode is EN4 8SJ. The surrounding area is established and residential, with local shopping and services accessible from the property. The listing identifies the property as a town house with three bedrooms, one bathroom and one reception room, together with off-street parking. The property's requirement for refurbishment should be considered when assessing its condition and future works.

ENTRANCE HALL: 12' 04" x 4' 05" (3.76m x 1.35m)

Double glazed front door, radiator.

GUEST CLOAK ROOM: 7' 10" x 2' 05" (2.39m x 0.74m)

Double glazed window to front aspect, low level flush water closet, wash hand basin.

KITCHEN - BREAKFAST AREA: 10' 01" x 15' 04" (3.07m x 4.67m)

Double glazed window & door to rear aspect, wall and floor standing kitchen units.

STORAGE/GARAGE/UTILITY AREA: 16' 04" x 8' 00" (4.98m x 2.44m)

Window to front aspect.

FIRST FLOOR LANDING: 5' 02" x 3' 00" (1.57m x 0.91m)

FIRST FLOOR FRONT ROOM: 9' 02" x 15' 09" (2.79m x 4.80m)

Double glazed window to front aspect, radiator.

FIRST FLOOR REAR ROOM: 10' 05" x 16' 00" (3.17m x 4.88m)

Double glazed window to rear aspect, radiator.

SECOND FLOOR LANDING: 3' 05" x 5' 07" (1.04m x 1.70m)

Loft access.

STORAGE CUPBOARD: 4' 09" x 2' 03" (1.45m x 0.69m)

BATHROOM: 10' 04" x 7' 10" (3.15m x 2.39m)

10'04" > 5'06" x 7'10" Double glazed window to rear aspect, low level flush water closet, panel bath, wash hand basin.

SECOND FLOOR REAR ROOM: 13' 01" x 10' 04" (3.99m x 3.15m)

Double glazed window to rear aspect, radiator.

SECOND FLOOR FRONT ROOM: 9' 02" x 15' 09" (2.79m x 4.80m)

Double glazed window to front aspect, radiator.

GARDEN: 47' 00" x 16' 02" (14.33m x 4.93m)

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