Asking Price £450,000

TENURE : LEASEHOLD

Vernon Crescent, EAST BARNET/COCKFOSTERS BOARDERS EN4 8QQ

Bedrooms : 2 **Bathrooms : 1** **Reception Rooms : 1**

GROUND FLOOR MAISONETTE

IN EXCELLENT CONDITION

QUIET LOCATION

LONG LEASE - 931

OWN GARDEN & GARAGE

MODERN KITCHEN & BATHROOM

Mantlestates
2A Church Hill Road, East Barnet, EN4 8TB
office@mantlestates.com | 0208 275 1555
Website: **https://mantlestates.com/**

This TWO DOUBLE BEDROOM ground-floor maisonette is located on Vernon Crescent, Barnet, EN4 8QQ. The property is presented in excellent condition and is arranged over a single floor, providing a reception room, two bedrooms, a modern kitchen, a modern bathroom and access to its own garden. The maisonette is positioned in a quiet residential setting and has a long lease of approximately 931 years.

The entrance leads into a central hallway, providing access to the principal rooms. The reception room is a well-proportioned living and dining space with wood-effect flooring, direct access towards the rear garden through glazed patio doors. The room provides space for seating and dining furniture and is connected to the kitchen, creating a practical arrangement for everyday use. Natural light enters through the rear glazing, with views across the rear garden.

The kitchen is fitted with light-coloured cabinetry, white work surfaces and integrated storage. It includes a sink positioned beneath a window, a ceramic or similar electric hob, an extractor hood and built-in double oven housing. The room also provides space for a fridge freezer, washing machine and other countertop appliances. There are windows overlooking the garden, along with wall-mounted shelving and additional storage. Wood-effect flooring continues through the kitchen, and the layout provides worktop space on two sides.

The property has two bedrooms. The principal bedroom includes fitted wardrobes positioned above and around the bed area. It has dark wood-effect flooring and a window with blinds overlooking the front or side aspect.

The bathroom is fitted with a bath and shower screen, a WC and a pedestal wash basin. The walls are tiled in a neutral finish, with a decorative tiled border and a window fitted with blinds. A heated towel rail and wall shelving provide additional utility and storage.

Externally, the property benefits from its own rear garden. The garden includes a paved patio immediately outside the maisonette, raised brick-edged areas, planted borders and a lawned section extending up towards the rear boundary. Steps connect the patio with the upper garden, which includes established planting, shrubs and mature trees. A garden shed is positioned towards the side of the paved area, while timber fencing provides boundary enclosure. The outside space offers areas for seating, dining and general garden use.

The property has easy access to Cockfosters, Oakwood & East Barnet's transport facilities, together with shopping facilities and restaurants in the surrounding area. The location also provides access to local residential streets and nearby amenities associated with Barnet and Cockfosters. The Property benefits with its own GARAGE plus additional storage.

HALLWAY: *11' 04" x 3' 0" (3.45m x 0.91m)*
UPVC front door, radiator, storage area.

STORAGE AREA: *5' 06" x 2' 06" (1.68m x 0.76m)*

BEDROOM ONE: *14' 04" x 9' 00" (4.37m x 2.74m)*
Double glazed window to front aspect, fitted wardrobes, radiator, wood flooring.

BEDROOM TWO: *11' 10" x 8' 10" (3.61m x 2.69m)*
Double glazed window to front aspect, radiator, wood flooring.

BATHROOM: *5' 04" x 5' 08" (1.63m x 1.73m)*
Double glazed window to side aspect, panelled bath with mixer tap and shower attachment, low-level flush toilet, wash hand basin with mixer taps, heated towel rail, spot lights, extractor fan, tilled floors and ceiling.

LOUNGE: *16' 05" x 11' 00" (5.00m x 3.35m)*
Double glazed sliding doors to the garden, coving to ceiling, radiator, wood flooring.

KITCHEN: *8' 09" x 9' 09" (2.67m x 2.97m)*
Double glazed window to side aspect, fitted washing machine, dishwasher, induction NEFF electric hob, extractor fan, smart oven, smart microwave, wall and base units, under unit lights

FRONT GARDEN: *20' x 25' (6.10m x 7.62m)*
Laid lawn.

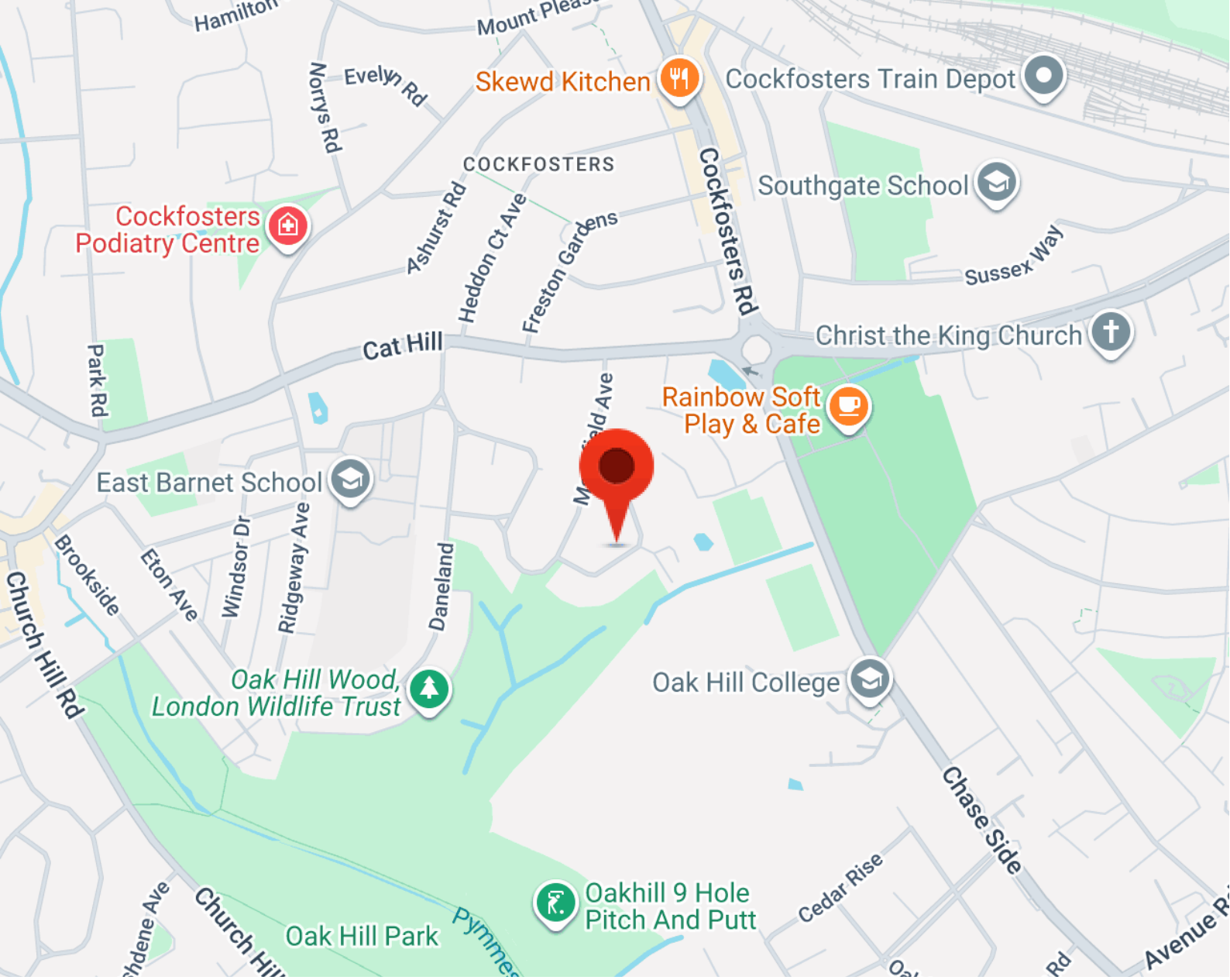
REAR GARDEN:
Patio area, garden shed, raised lawn and flower beds.

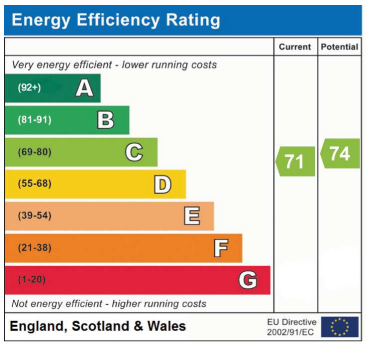
GARAGE:
Garage en-block.

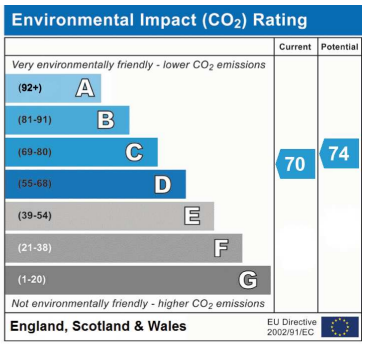
Mantlestates
2A Church Hill Road, East Barnet, EN4 8TB
office@mantlestates.com | 0208 275 1555
Website: **https://mantlestates.com/**

Mantlestates
2A Church Hill Road, East Barnet, EN4 8TB
office@mantlestates.com | **0208 275 1555**
Website: **https://mantlestates.com/**

Mantlestates
2A Church Hill Road, East Barnet, EN4 8TB
office@mantlestates.com | **0208 275 1555**
Website: **https://mantlestates.com/**



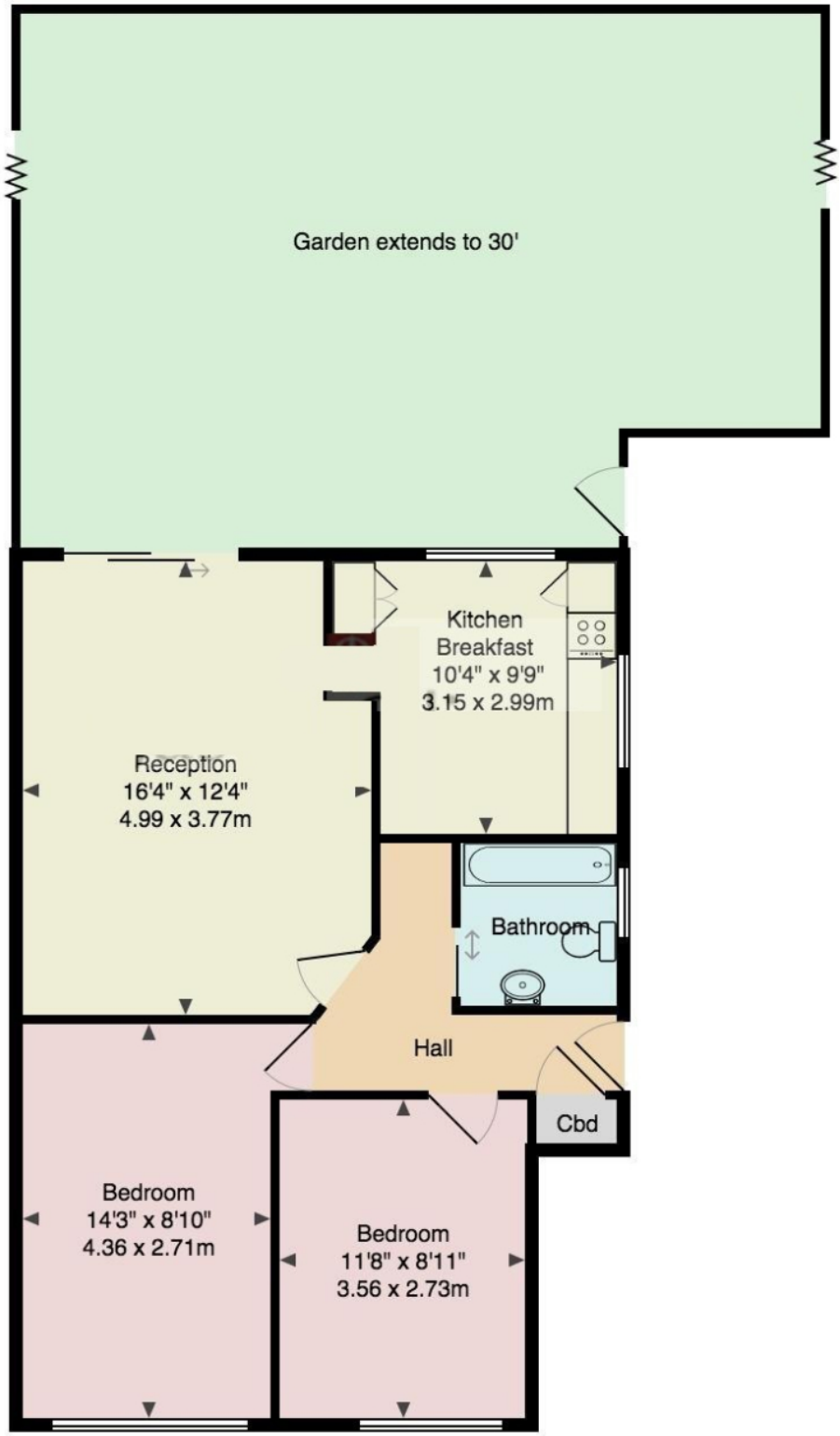




Address: Vernon Crescent, BARNET, EN4 8QQ

Mantlestates
2A Church Hill Road, East Barnet, EN4 8TB
office@mantlestates.com | 0208 275 1555
Website: **https://mantlestates.com/**

Vernon Crescent EN4



Ground Floor

Total Area: 639 ft² ... 59.4 m²

Mantlestates
2A Church Hill Road, East Barnet, EN4 8TB
office@mantlestates.com | 0208 275 1555
Website: **https://mantlestates.com/**