



BRITISH  
PROPERTY  
AWARDS

2021  
2024

★ ★ ★ ★ ★  
**GOLD WINNER**

ESTATE AGENT  
IN BARNET



**£665,000**

**TENURE : FREEHOLD**

**Horsham Avenue, Finchley N12**

**Bedrooms : 3**

**Bathrooms : 1**

**Reception Rooms : 2**

**3 BEDROOM END TERRACED  
HOUSE**

**COMPTON SCHOOL &  
WOODHOUSE COLLEGE**

**LARGE GARDEN & OFF  
STREET PARKING**

**EASY ACCESS TO ARNOS  
GROVE & WOODSIDE PARK  
TUBE & NEW SOUTHGATE  
TRAIN STATION**

**NEAR TO WREN ACADEMY**

**OFFERED CHAIN FREE**

**Mantlestates**

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



Located in the desirable area of Finchley, this 3-bedroom end terraced house presents a practical living space ideal for a family. The property features a single bathroom and two reception rooms, providing ample space for both relaxation and entertainment.

The ground floor comprises a welcoming entrance leading to the two reception areas, which are bright and airy, thanks to large windows that allow natural light to flood the rooms. The kitchen, accessible from the reception area, is well-appointed with a double sink, ample counter space, and storage options.

Upstairs, the property boasts three bedrooms, each fitted with built-in wardrobes, providing generous storage solutions. The bathroom includes a bathtub, sink, and toilet.

Externally, the property benefits from a large garden, perfect for outdoor activities and gardening enthusiasts. The garden is accessible via sliding doors from the rear reception room, creating a seamless transition between indoor and outdoor living spaces. Off-street parking is available at the front of the property, adding to the convenience for residents.

This home is situated near The Wren Academy, Compton School and Woodhouse College, making it an excellent choice for families with school-aged children. Additionally, the property offers easy access to Arnos Grove Tube Station, New Southgate Train Station & Friern Barnet Retail Park, providing a variety of shopping and dining options. The area is well-served by public transport, ensuring straightforward commutes to central London and surrounding areas.

**ENTRANCE PORCH:** 2' 08" x 8' 08" (0.81m x 2.64m)

Double glazed front door and window.

**HALL WAY AREA:** 12' 02" x 5' 08" (3.71m x 1.73m)

Double radiator, picture rail, under stairs storage cupboard.

**FRONT RECEPTION ROOM AREA:** 15' 01" x 12' 09" (4.60m x 3.89m)

Double glazed window in square bay to front aspect, double radiator, picture rail.

**REAR RECEPTION AREA:** 12' 00" x 18' 10" (3.66m x 5.74m)

Double glazed sliding doors to rear garden, picture rail, double radiator, original brick fire place, understairs storage cupboard.

**KITCHEN:** 9' 00" x 8' 05" (2.74m x 2.57m)

Double glazed door to garden, double glazed window to side aspect, wall and floor standing kitchen units, stainless steel sink drainer with mixer tap, plumbed for washing machine, tiled flooring, psrt tiled wall.

**LANDING:** 7' 03" x 8' 00" (2.21m x 2.44m)

Loft access.

**BATHROOM:** 7' 05" x 6' 00" (2.26m x 1.83m)

Double glazed window to rear aspect, radiator, radiator, low level flush water closet, wash hand basing, low level flush water closet..

**REAR BEDROOM:** 12' 00" x 12' 06" (3.66m x 3.81m)

Double glazed window to rear aspect, fitted wardrobes, picture rail, carpets.

**FRONT BEDROOM:** 12' 00" x 11' 03" (3.66m x 3.43m)

Double glazed window to front aspect, radiator, carpet, picture rail, fitted wardrobes.

**FRONT BEDROOM:** 8' 00" x 7' 01" (2.44m x 2.16m)

Double glazed window to front aspect, radiator, carpet, picture rail.

**GARDEN:** 75' 00" x 22' 00" (22.86m x 6.71m)

Patio Area: 12'08" x 12'08" Mainly laid to lawn, mature garden flowers & shrubs, fruit trees, access to front.

**FRONT GARDEN:** 21' 00" x 16' 09" (6.40m x 5.11m)

Off street parking 1 car.

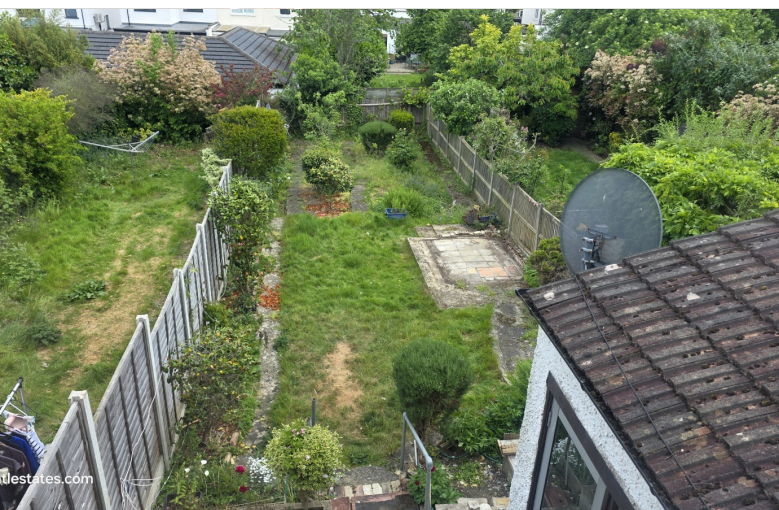
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