



**BRITISH
PROPERTY
AWARDS**

**2021
2024**

★ ★ ★ ★ ★

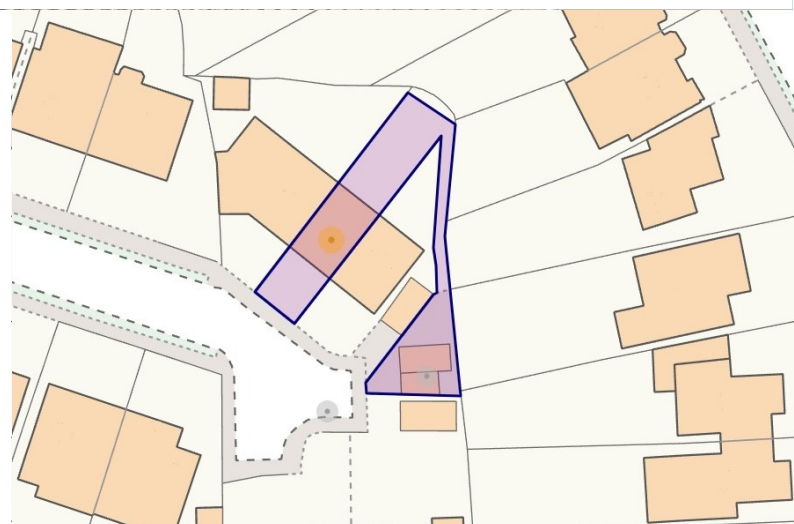
GOLD WINNER

ESTATE AGENT
IN BARNET

Mantlestates.com



estates.com



£725,000

TENURE : FREEHOLD

Laurel Drive, Winchmore Hill N21

Bedrooms : 3

Bathrooms : 1

Reception Rooms : 1

**3 BEDROOM TERRACED
HOUSE**

LARGE LOUNGE

FITTED KITCHEN DINER

**NEAR WINCHMORE HILL
TRAIN STATION**

**EASY ACCESS TO LOCAL
SHOPS**

RESTAURANTS & CAFE'S

Mantlestates

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

office@mantlestates.com | 0208 275 1555

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



Well presented 3 Bedroom Terraced House with a Large Lounge and Fitted Kitchen with Breakfast area. 3 good-sized bedrooms and a bathroom with a walk-in shower and bathtub. The property has 2 Detached Garages that could potentially be developed STPP, connected by a footpath directly from the house, also boasting parking for up to 3 cars.

The property is set in a Quiet Cul-De-Sac and is very well located to Winchmore Hill Train Station, Shopping facilities, restaurants, cafes and popular schools. The property is offered CHAIN FREE,

ENTRANCE HALL: 9' 00" x 8' 10" (2.74m x 2.69m)

Double-glazed front door, laminated flooring, radiator, coving to ceiling, under-stairs storage cupboard.

KITCHEN: 12' 09" x 18' 00" (3.89m x 5.49m)

Double-glazed window to front aspect, wall and floor-standing kitchen units, electric hob, extractor, electric oven, sink drainer with mixer tap, plumbed for washing machine, gas central heating boiler, tiled flooring, part tiled walls, fitted fridge freezer.

LOUNGE: 12' 09" x 18' 00" (3.89m x 5.49m)

Double-glazed door to garden, double-glazed window to rear aspect x 2, carpet, radiators x 2, coving to ceiling, wall lights x 2.

LANDING: 9' 07" x 4' 00" (2.92m x 1.22m)

Carpet, loft access.

FRONT BEDROOM: 12' 01" x 8' 06" (3.68m x 2.59m)

12'01" x 8'06" > 5'06" Double-glazed window to front aspect, carpet, radiator.

FRONT BEDROOM: 8' 05" x 9' 03" (2.57m x 2.82m)

Double-glazed window to front aspect, radiator, carpet.

REAR BEDROOM: 12' 09" x 12' 07" (3.89m x 3.84m)

Double-glazed window to rear aspect, carpet, radiator, coving to ceiling.

BATHROOM: 12' 06" x 12' 07" (3.81m x 3.84m)

Double-glazed window to rear aspect, panel bath with mixer tap, low-level flush water closet, wash hand basin with mixer tap, mirrored cabinet, walk-in shower, tiled walls & flooring, spot lights, heated towel rail, storage cupboard.

GARDEN: 46' 00" x 19' 03" (14.02m x 5.87m)

Raised patio, mainly laid to lawn.

PATH-WAY to GARAGES 53' 00" x 3' 08" (16.15m x 1.12m)

Pathway from the garden to the garages.

GARAGE PATIO AREA: 17' 00" x 4' 00" (5.18m x 1.22m)

(17'00" > 4'00") x (15'04" > 3'06)

GARAGES x 2

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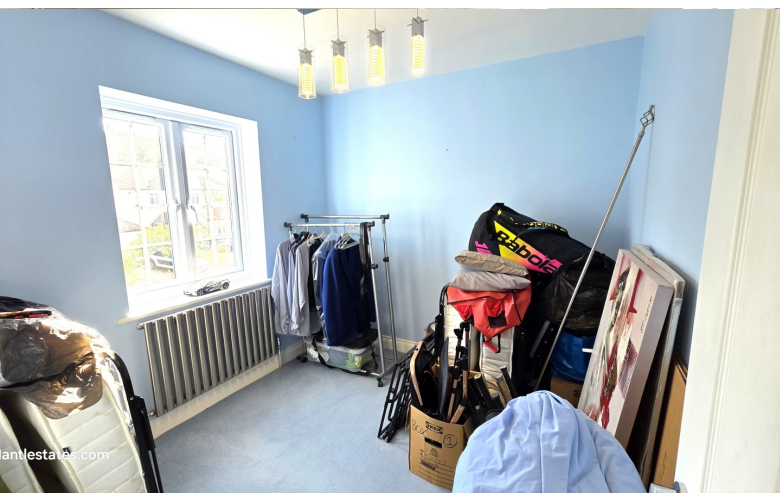
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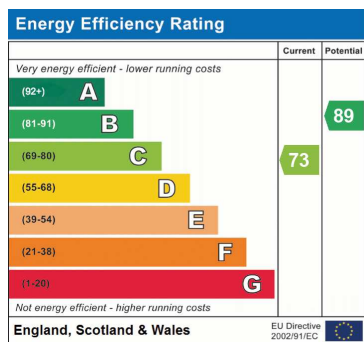
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Approximate internal area:
917sqft (85sqm)

