



**BRITISH
PROPERTY
AWARDS**

**2021
2024**

★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT
IN BARNET



Asking Price £450,000

TENURE : LEASEHOLD

Vernon Crescent, EAST BARNET, EN4 8QQ

Bedrooms : 2

Bathrooms : 1

Reception Rooms : 1

**GROUND FLOOR
MAISONETTE**

IN EXCELLENT CONDITION

QUIET LOCATION

LONG LEASE - 931

OWN GARDEN

**MODERN KITCHEN &
BATHROOM**

Mantlestates

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

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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 storage positioned above and around the bed area, together with built-in wardrobe cupboards. It has dark wood-effect flooring and a window with blinds overlooking the front or side aspect. The second bedroom is arranged as a bedroom and study, with a built-in or freestanding storage bed, desk space, shelving and a window with fitted blinds. Both rooms have white walls and practical flooring.

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 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. Parking and garage arrangements are not specified in the provided property details.

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, hard wood flooring.

BEDROOM TWO: 11' 10" x 8' 10" (3.61m x 2.69m)

Double glazed window to front aspect, radiator, hard 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, tiled floors and ceiling.

LOUNGE: 16' 05" x 11' 00" (5.00m x 3.35m)

Double glazed sliding doors to the garden, coving to ceiling and radiator.

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.

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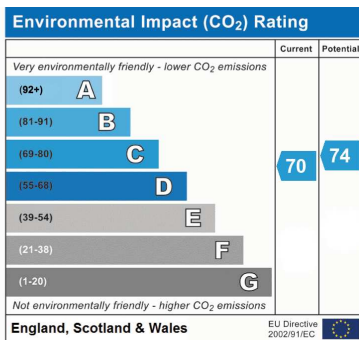
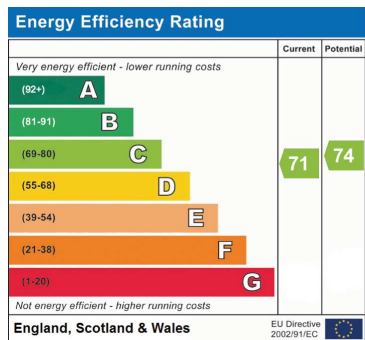
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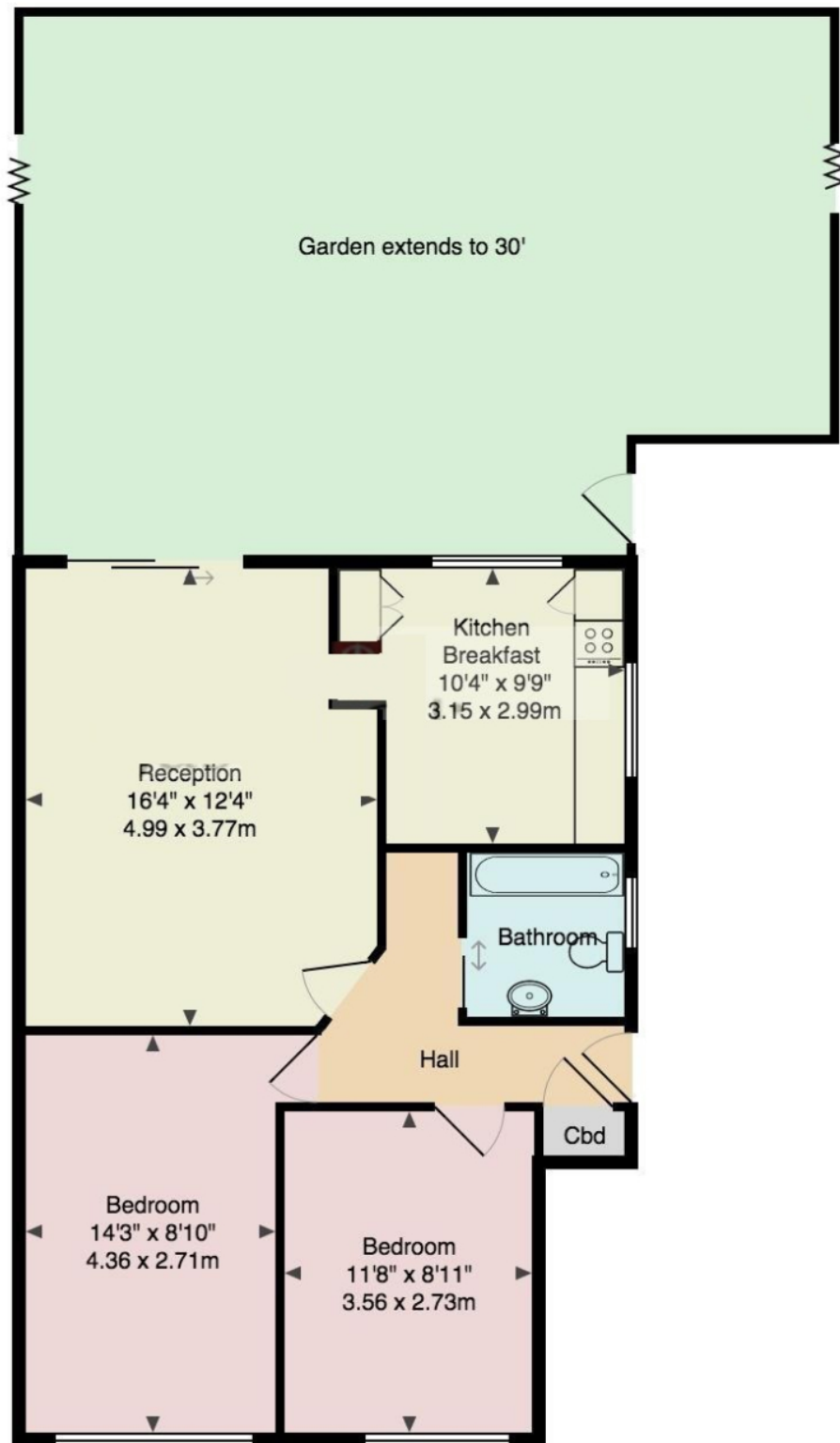
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Vernon Crescent EN4



Ground Floor

Total Area: 639 ft² ... 59.4 m²

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