



**BRITISH
PROPERTY
AWARDS**

**2021
2024**

★★★★★

GOLD WINNER

ESTATE AGENT
IN BARNET



Offers in excess of £550,000

TENURE : FREEHOLD

Derwent Avenue, East Barnet EN4

Bedrooms : 2

Bathrooms : 1

Reception Rooms : 2

**2 BEDROOM SEMI DETACHED
BUNGALOW**

LARGE OUTHUSE

CONSERVATORY

SOUTH-FACING GARDEN

OFF-STREET PARKING

WOODEN FLOORING

Mantlestates

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

office@mantlestates.com | 0208 275 1555

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



Mantlestates is pleased to offer a 2-BEDROOM semi-detached CHAIN FREE bungalow in prime East Barnet. This property boasts a large outhouse with electricity, making it a wonderful office or additional living space. Large lounge, and conservatory leading to the south-facing garden. Decorated to a high standard.

ENTRANCE HALL: 7' 05" x 5' 09" (2.26m x 1.75m)

Wooden floor, spotlights and radiator, terracotta floor tiles, double-glazed front door, PVC panelling porch surround.

FRONT BEDROOM: 12' 06" x 11' 01" (3.81m x 3.38m)

Double-glazed bay window to front aspect, wooden flooring, radiator, spotlights.

FRONT BEDROOM: 10' 00" x 7' 04" (3.05m x 2.24m)

Double-glazed window to front aspect, wooden flooring, radiator, spotlights.

SHOWER ROOM: 7' 08" x 4' 09" (2.34m x 1.45m)

Double-glazed window to side aspect, heated towel rail, low-level flush w/c, walk-in shower, wash hand basin with mixer taps set into vanity unit, wall mirror, tiled walls & floor, spotlights and extractor fan

KITCHEN AREA: 8' 00" x 11' 00" (2.44m x 3.35m)

Double-glazed window-to-side aspect, wooden floors, gas central heating boiler, stainless steel sink and drainer with mixer taps, integrated washing machine and dishwasher floor standing base units, electric oven, gas hob, breakfast bar, spotlights, access to loft.

LOUNGE: 11' 03" x 18' 08" (3.43m x 5.69m)

Double-glazed window to rear aspect, double-glazed door to conservatory, radiator, gas-fire, wooden flooring, spotlights, storage cupboard.

CONSERVATORY: 7' 04" x 16' 07" (2.24m x 5.05m)

Double-glazed door to garden, double-glazed window window to rear aspect, tiled floors.

WOODEN OUTBUILDING: 10' 10" x 18' 10" (3.30m x 5.74m)

Double-glazed door to garden, Double-glazed window to garden, laminate floor, electrical power and lighting.

FRONT GARDEN:

Laid lawn and block-paving, off-street parking for one car.

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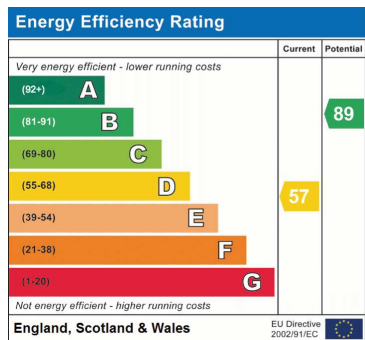
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OUTBUILDING
165 sq.ft. (15.3 sq.m.) approx.

GROUND FLOOR
721 sq.ft. (67.0 sq.m.) approx.



TOTAL FLOOR AREA : 886 sq.ft. (82.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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