



**BRITISH
PROPERTY
AWARDS**

**2021
2024**

★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT
IN BARNET



Asking Price £425,000

TENURE : FREEHOLD

Holly Road, Enfield EN3

Bedrooms : 3

Bathrooms : 1

Reception Rooms : 2

3 BEDROOMS

RECENTLY REFURBISHED

GAS CENTRAL HEATING

DOUBLE GLAZED

GARDEN

FITTED KITCHEN & DINER

Mantlestates

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

office@mantlestates.com | 0208 275 1555

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



Mantlestates are pleased to present this BEAUTIFUL 3 BEDROOM terraced House located in a QUIET ROAD off the Hertford Road, which has been completely refurbished to a high standard. MODERN FITTED KITCHEN/DINER & Utility Room. Ideally located to local shopping facilities, bus links. Easy Access to M25, A10, Turkey Street and Enfield Lock train stations with access into central London. Near to Belmore Playing Fields & Local Schools. MUST BE SEEN.

ENTRANCE HALL: 24' 02" x 2' 09" (7.37m x 0.84m)

Laminate floor, radiator, coving to ceiling.

FRONT RECEPTION: 13' 03" x 10' 09" (4.04m x 3.28m)

Double-glazed bay window to front aspect, laminate, radiator, coving to ceiling, ceiling rose.

REAR RECEPTION: 10' 02" x 10' 09" (3.10m x 3.28m)

Double-glazed window to rear aspect, laminate floor, radiator, ceiling rose.

LOBBY AREA: 5' 08" x 5' 05" (1.73m x 1.65m)

Double glazed door to garden, laminated floor.

KITCHEN: 13' 08" x 8' 06" (4.17m x 2.59m)

Double-glazed window to side aspect, wall and base units, marble worktop, butler sink with mixer tap, fitted dishwasher, Neff gas hob, extractor hood, and electric hob. Bosch fitted oven, fridge freezer, spotlights, laminate flooring.

UTILITY ROOM: 4' 08" x 8' 05" (1.42m x 2.57m)

Double-glazed door to garden, plumbing for washing machine, gas central heating boiler, radiator.

FIRST FLOOR LANDING: 8' 06" x 5' 04" (2.59m x 1.63m)

Double-glazed window to side aspect, carpet.

REAR HALLWAY: 6' 08" x 2' 08" (2.03m x 0.81m)

Carpet, radiator, spotlights.

SHOWER ROOM: 6' 02" x 5' 06" (1.88m x 1.68m)

Low-level flush w/c, wash hand basin with mixer tap and vanity unit, walk in corner shower cubicle, tiled floors and walls. Heated towel rail, extractor, storage cupboard.

REAR BEDROOM: 7' 02" x 8' 07" (2.18m x 2.62m)

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

FRONT HALLWAY: 11' 02" x 2' 09" (3.40m x 0.84m)

Carpet, loft access.

MIDDLE BEDROOM: 10' 03" x 10' 09" (3.12m x 3.28m)

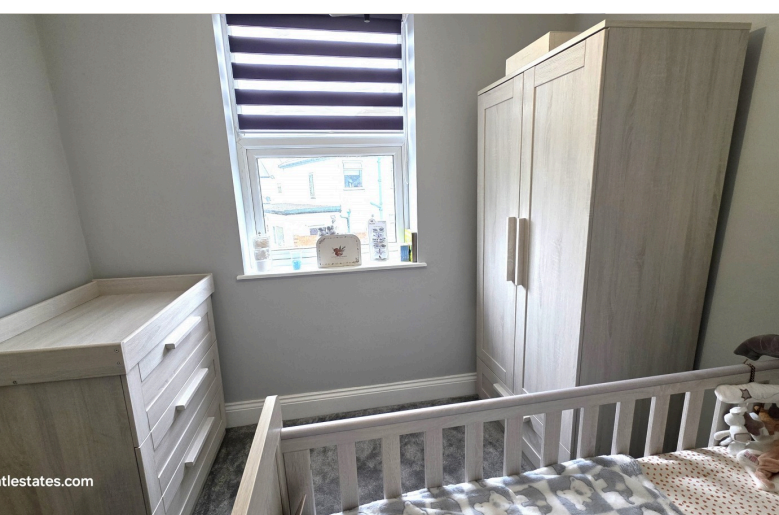
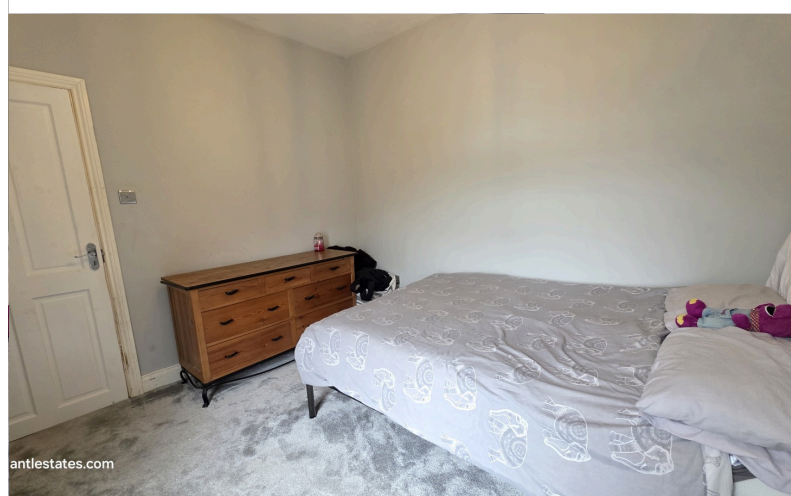
Double-glazed windows to rear aspect, carpet, radiator.

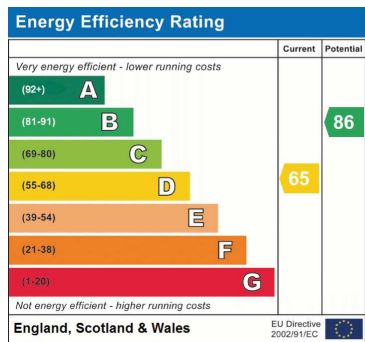
FRONT BEDROOM 10' 01" x 14' 00" (3.07m x 4.27m)

Two Double-glazed windows to front aspect, carpet, radiator.

REAR GARDEN: 13' 00" x 35' 00" (3.96m x 10.67m)







Address: Holly Road, Enfield, EN3

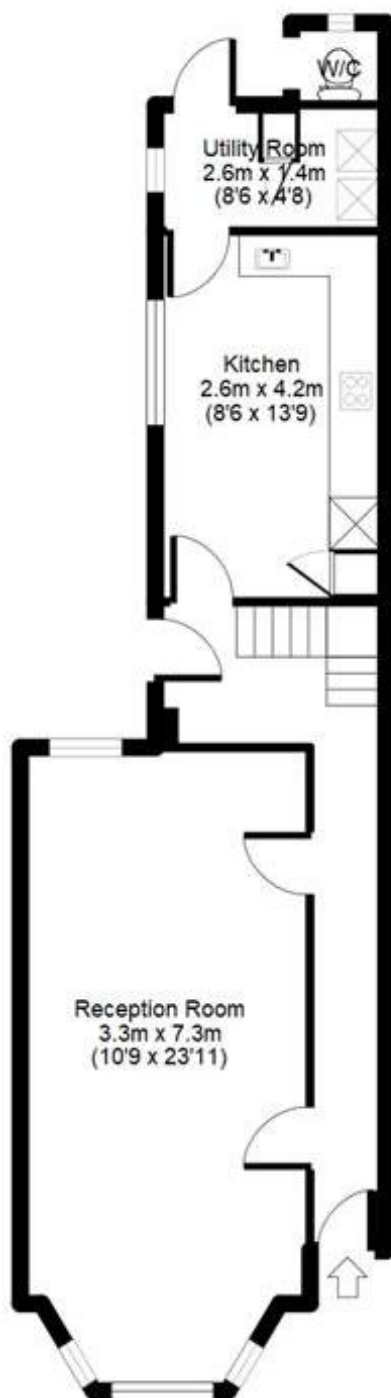
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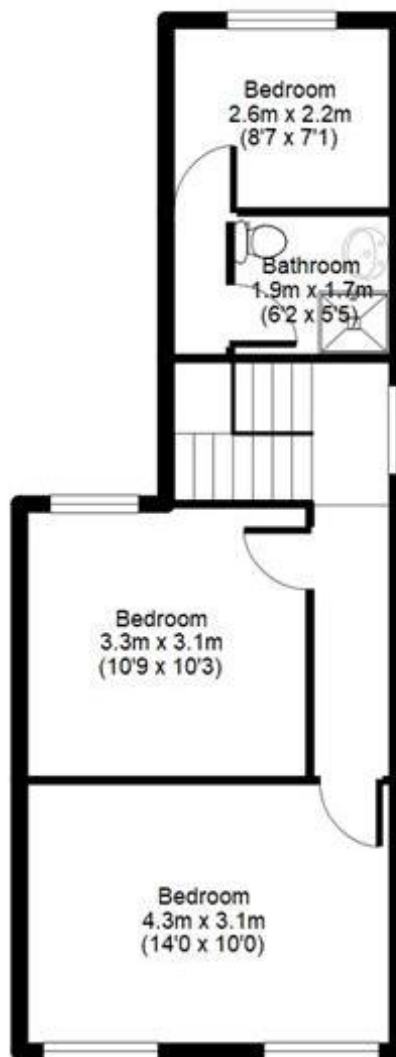


Holly Road, Enfield, EN3

APPROX GROSS INTERNAL FLOOR AREA: 952 sq. ft / 89 sq. m



Ground Floor



First Floor

For identification purposes only
Measurements are approximate and not to scale

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