



**BRITISH
PROPERTY
AWARDS**

**2021
2024**

★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT
IN BARNET



£575,000

TENURE : FREEHOLD

Bourn Avenue, East Barnet EN4

Bedrooms : 3

Bathrooms : 1

Reception Rooms : 2

**WELL PRESENTED 3
BEDROOM TERRACED HOUSE**

2 RECEPTIONS & GUEST WC

**NEAR TO NEW BARNET
TRAIN STATION**

**SOUTHERLY FACING REAR
GARDEN**

OFF STREET PARKING

OFFERED - CHAIN FREE

Mantlestates

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Well-presented 3-bedroom terraced house. The property features a southerly facing rear garden, providing ample natural light throughout the day. With off-street parking available, convenience is a key aspect of this home. The property is offered chain-free, making it an attractive option for potential buyers.

Upon entering the property, you are greeted by two reception rooms, providing versatile space for living and dining. The kitchen is well-equipped with modern appliances, including a gas cooker, washing machine, and refrigerator, ensuring functionality for everyday needs. The kitchen's layout is designed for efficiency, with ample storage and counter space.

The three bedrooms are located on the upper floor, each offering sufficient space for furnishings and personalisation. The bathroom is fitted with modern fixtures, including a shower, toilet, and bidet, providing a practical and comfortable space.

The rear garden is a standout feature, facing south and offering a pleasant outdoor area for relaxation and gardening. The garden is well-maintained, with a mix of lawn and patio areas, ideal for outdoor dining and leisure activities.

The property is situated in a convenient location within East Barnet, providing easy access to local amenities such as shops, schools, and public transport links. The area is well-connected, making commuting straightforward and efficient.

This terraced house is a practical choice for those seeking a home with essential features and a convenient location. The property's chain-free status adds to its appeal, offering a straightforward purchasing process.

ENTRANCE PORCH: 3' 08" x 4' 05" (1.12m x 1.35m)

Double-glazed window to side aspect, tiled flooring.

LOBY AREA: 3' 04" x 4' 00" (1.02m x 1.22m)

Wooden flooring.

DINING ROOM: 11' 03" x 10' 08" (3.43m x 3.25m)

Double-glazed window to the front aspect, wooden flooring, picture rail, radiator, shelving.

KITCHEN: 8' 02" x 14' 01" (2.49m x 4.29m)

Double-glazed window to rear aspect, double-glazed window to garden, wall and floor standing kitchen units, plumbed for washing machine, stainless steel sink drainer with mixer tap, plumbed dish washer, storage cupboard housing gas central heating boiler, under stairs storage cupboard, wooden wall panelling.

GUEST WC: 4' 06" x 4' 01" (1.37m x 1.24m)

Double-glazed window to the rear aspect, wash hand basin with mixer tap in vanity unit, bi-det, low-level flush water closet, radiator, extractor, tiled flooring.

LOUNGE: 14' 03" x 11' 04" (4.34m x 3.45m)

Double-glazed window to front aspect, double-glazed door to garden, carpet, radiator.

STAIRS TO FIRST FLOOR: 9' 04" x 3' 00" (2.84m x 0.91m)

Carpet.

LANDING: 9' 05" x 3' 00" (2.87m x 0.91m)

Double-glazed window to the rear aspect, carpet.

FRONT BEDROOM (two): 11' 01" x 10' 09" (3.38m x 3.28m)

Double-glazed window to front aspect, carpet, radiator. STORAGE CUPBOARD: 3'00" x 6'08" Loft access.

REAR BEDROOM (three): 8' 03" x 6' 00" (2.51m x 1.83m)

Double-glazed window to the rear aspect, radiator.

SHOWER ROOM: 5' 00" x 7' 10" (1.52m x 2.39m)

Colour-led stained glass window to side aspect, bi-det, low-level flush water closet, wash hand basin, wooden paneling on wall, walk-in shower, heated towel rail, extractor

FRONT BEDROOM (one): 14' 04" x 11' 04" (4.37m x 3.45m)

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

REAR GARDEN: 62' 00" x 25' 00" (18.90m x 7.62m)

South-facing, rear patio area, mainly laid to lawn, with mature garden shrubs.

FRONT GARDEN?DRIVE: 23' 00" x 25' 00" (7.01m x 7.62m)

Blocked paved area with off-street parking for 1 - 2 cars, lawn area.

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