



MANSFIELD AVENUE, EAST BARNET/COCKFOSTERS BDRS, EN4

We are pleased to offer for sale this rarely on the market, bright & spacious double fronted, two double bedroom semi-detached bungalow in a popular leafy turning off Cat Hill. Offered CHAIN FREE & on the borders of Cockfosters & East Barnet this home is a must-see in order to truly appreciate its potential.

The property offers generous proportions with a well-sized reception room, kitchen/diner, two double bedrooms & shower room with separate WC, whilst the outside offers a lovely secluded rear garden with summer house, detached garage & side access leading to the paved driveway providing off street parking for several cars. The property also offers extension potential to the side, rear & perhaps into the loft, subject to usual consents.

Within walking distance of Cockfosters tube station (Piccadilly Line), shops, buses, restaurants & excellent local schools, as well as East Barnet Village.

VIEWING IS HIGHLY RECOMMENDED



ACCOMMODATION

* ENTRANCE PORCH * WELL-SIZED RECEPTION ROOM * FITTED KITCHEN/DINER * 2 DOUBLE BEDROOMS * SHOWER ROOM * SEPARATE WC * SECLUDED & MATURE REAR GARDEN * SUMMER HOUSE * DETACHED GARAGE TO SIDE WITH OWN DRIVE * OFF STREET PARKING TO THE FRONT & SIDE FOR SEVERAL CARS *

* SERVICES: GAS CENTRAL HEATING * FEATURES: DOUBLE GLAZING *

PRICE: £650,000 FREEHOLD

ENTRANCE HALL

Accessed from the entrance porch through the partially glazed door. Carpeted, with pendant lighting, radiator & access to the reception room, bedrooms, kitchen, shower room, separate WC & loft.



RECEPTION ROOM 16'8 x 11'1 (5.08m x 3.38m)

Double glazed French Doors to the rear. Carpeted, with coving & pendant lighting to ceiling. Feature fireplace with granite hearth & tiled surround.



RECEPTION ROOM (pic 2)



KITCHEN 12'4 x 10'9 (3.76m x 3.28m)

Dual aspect with double glazed window & door to the rear & additional double glazed window to the side. Tiled flooring, spotlights, cottage style kitchen wall & base units. Integrated fridge freezer & dishwasher. Double oven, gas hob with chimney hood above. Stainless steel sink & under unit lighting.



KITCHEN (pic 2)



BEDROOM 1 13'3 x 10'5 (4.04m x 3.18m)

Double glazed window to the front with radiator beneath. Carpeted, with fitted wardrobes & pendant lighting to the ceiling.



BEDROOM 2 11'1 x 9'0 (3.38m x 2.74m)

Double glazed window to the front with radiator beneath. Carpeted, with coving & pendant lighting to the ceiling.

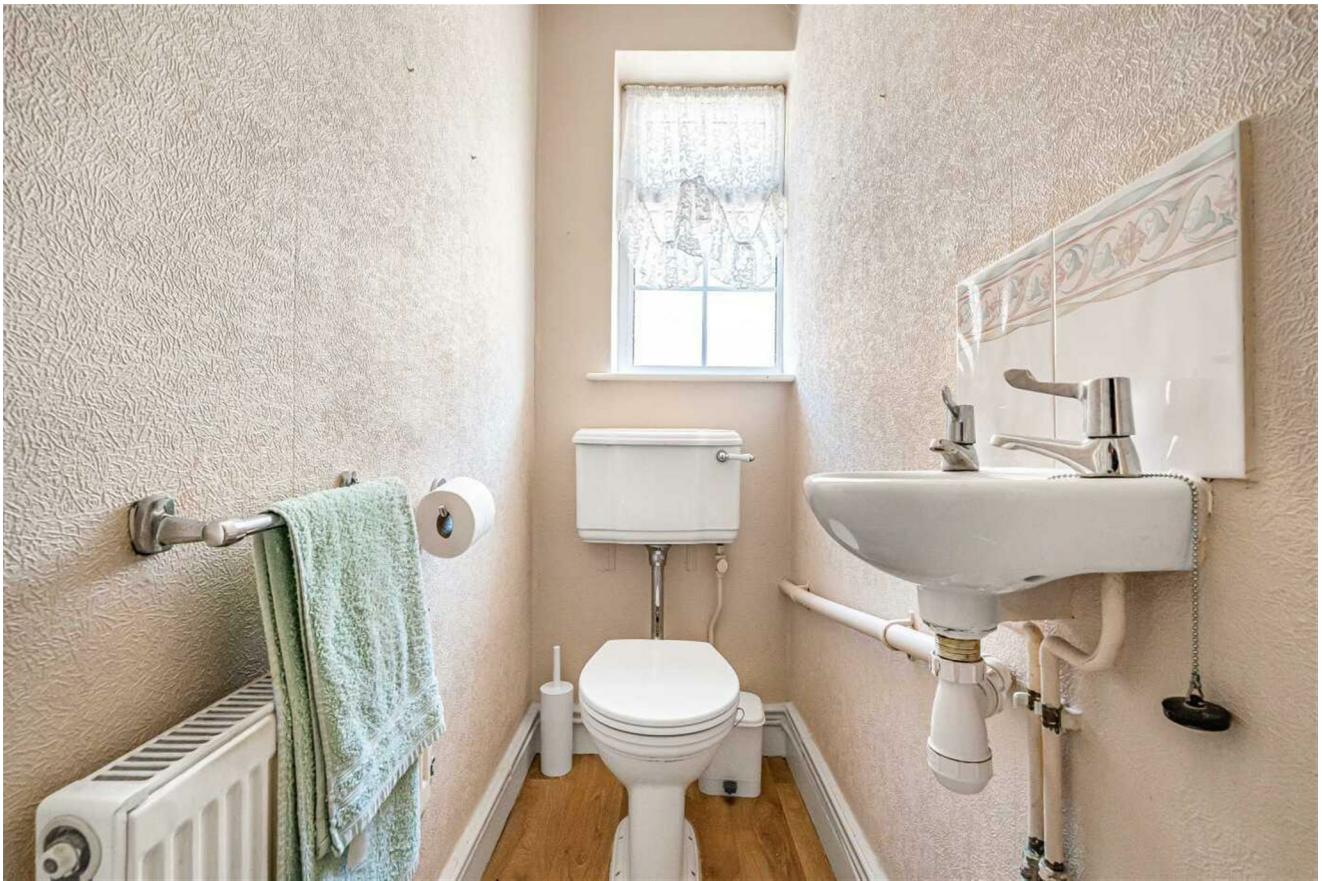


SHOWER ROOM

Double glazed frosted window to the side. Glass shower cubicle, fully tiled walls, wash hand basin with vanity unit beneath. Mirrored cabinet & nickel heated towel rail.



SEPARATE WC
Low flush WC & wash hand basin.



GARDEN 46'11 x 33'10 (14.30m x 10.31m)

Paved patio leading to the lawn & summer house at the rear. Side access which leads to the garage which can also be accessed from the garden. A tranquil and private garden lined with mature trees & shrubs.



GARDEN (PIC 2)



REAR ELEVATION



Approximate Gross Internal Area 745 sq ft - 69 sq m
(Excluding Garage)

Garage Area 142 sq ft - 13 sq m



Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		68	76
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			



The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order, or fit for their purposes. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration purposes only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate.