



**BRITISH
PROPERTY
AWARDS**

**2021
2024**

★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT
IN BARNET

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Asking Price £829,999

TENURE : FREEHOLD

Connaught Avenue, East Barnet EN4 8PJ

Bedrooms : 4

Bathrooms : 2

Reception Rooms : 2

**EXTENDED 4 BEDROOM
SEMI-DETACHED BUNGALOW**

4 DOUBLE BEDROOMS

2 BATHROOMS

**MODERN FITTED KITCHEN &
BATHROOMS**

**SEPARATE GARDEN STUDIO -
REAR OF GARDEN**

CHAIN FREE

Mantlestates

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

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



Semi-detached Bungalow on Connaught Avenue, East Barnet, Barnet, EN4 8PJ. This property has been extended to the rear and into the loft to a very high standard. Boasting 4 double bedrooms & an en-suite to the loft bedroom. Large Garden Studio. Open-plan lounge, dining area & fully fitted kitchen with bi-folding doors to southerly facing rear garden. Main bedroom has fitted wardrobes. Wooden flooring throughout. With a garden that is over 100 feet long, lawn, patio area & southerly facing. Located on a quiet road and within easy reach of East Barnet's popular schools & a short walk to Russell Lanes shopping facilities. Accessible to Oakleigh Park Train Station with access to King's Cross & Moorgate via Finsbury Park (Piccadilly & Victoria Line), and also accessible to Totteridge & Whetstone Tube (Northern Line). The property has an outbuilding in the garden with a bedroom, lounge, kitchen & shower room.

PORCH: 6' 05" x 7' 00" (1.96m x 2.13m)

Double-glazed front door, tiled floors

HALLWAY: 13' 00" x 5' 10" (3.96m x 1.78m)

13'00" x 2'10" < 5'05" Wooden floor, radiator, spot lights

LOUNGE - DINING AREA: 25' 10" x 11' 10" (7.87m x 3.61m)

Stairs to first floor, wooden floor, spot lights, Velux window, bi-folding doors to garden, under-stairs storage cupboard.

KITCHEN AREA: 13' 00" x 14' 00" (3.96m x 4.27m)

Double glazed window to rear aspect, double glazed door to side aspect, wall and floor standing kitchen units, quartz worktop, plumbing for washing machine and fitted dishwasher, 5 ring gas hob, extractor hood, double oven, spotlights, wooden floor, Velux window.

FRONT BEDROOM: 13' 01" x 16' 00" (3.99m x 4.88m)

Double-glazed window to front aspect, wooden floor, plantation shutters, radiator.

MIDDLE BEDROOM 13' 01" x 9' 01" (3.99m x 2.77m)

Double-glazed window to side aspect, wooden floor, radiator

REAR BEDROOM: 11' 09" x 12' 08" (3.58m x 3.86m)

Fitted wardrobes, two double-glazed windows to side aspect, wooden floor, radiator.

BATHROOM: 9' 07" x 7' 02" (2.92m x 2.18m)

Double-glazed window to front aspect, low-level flush w/c, wash hand basin with mixer tap and vanity unit, fitted bath with shower, heated towel rail, tiled floor, tiled walls, spotlights, extractor fan.

LANDING: 2' 08" x 7' 01" (0.81m x 2.16m)

Wooden stairs & landing.

LOFT ROOM: 16' 00" x 12' 05" (4.88m x 3.78m)

ACTUAL MEASUREMENTS: 16'02" x 10'07" > 12'05" Double-glazed window to rear aspect, wooden floor, 2 X Velux windows to front aspect, storage into eaves, spotlights, radiator

EN-SUITE 6' 07" x 4' 08" (2.01m x 1.42m)

Double glazed window to rear aspect, tiled walls, tiled floor, heated towel rail, walk-in shower, low level flush w/c, wash hand basin with mixer tap and vanity unit.

GARDEN: 112' x 28' 05" (34.14m x 8.66m)

Patio, mostly laid to lawn, south westerly facing.

OUTBUILDING / STUDIO: 18' 08" x 11' 07" (5.69m x 3.53m)

ACTUAL MEASUREMENTS: 18'08" < 23'03" x 11'07" Bi - folding doors, skylight, laminate floor, spotlights.

FRONT DRIVE WAY: 27' 00" x 23' 00" (8.23m x 7.01m)

Block paving, space for two cars.

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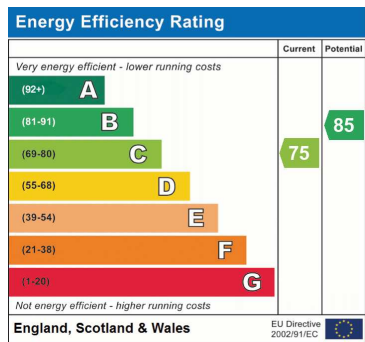
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