



BRITISH  
PROPERTY  
AWARDS

2021  
2024



GOLD WINNER

ESTATE AGENT  
IN BARNET

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**Asking Price £775,000**

**TENURE : FREEHOLD**

**Brookside, East Barnet EN4**

**Bedrooms : 4**

**Bathrooms : 2**

**Reception Rooms : 2**

**4 BEDROOM FAMILY HOME**

**LOFT ROOM WITH E-SUITE**

**SPLIT LEVEL GARDEN WITH  
OUT-BUILDING**

**FITTED COUNTRY STYLE  
KITCHEN**

**LOCATED IN THE HEART OF  
EAST BARNET VILLAGE**

**SHORT WALK TO OAKLEIGH  
PARK TRAIN STATION**

**Mantlestates**

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

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



This 4-bedroom end terrace home is located in the sought-after area of East Barnet, EN4. The property offers two bathrooms and a reception room, providing ample space for family living. A notable feature is the loft room, which can be utilised as an additional bedroom or office space. The Kitchen is designed with functionality in mind, featuring modern appliances and a central island for casual dining.

The split-level garden is a standout feature, offering a variety of outdoor spaces for relaxation and entertainment. The garden is well-maintained, with a combination of lawn and patio areas, ideal for outdoor dining and leisure activities. The property does not include designated parking, but on-street parking is available in the area.

Inside, the home is unfurnished, allowing new owners to personalise the space to their taste. The bedrooms are generously sized, with large windows providing plenty of natural light. The bathrooms are modern and well-appointed, featuring both a bathtub and a shower.

East Barnet is a vibrant area with a range of amenities nearby, including schools, parks, and local shops. The property is well-connected, with public transport options providing easy access to surrounding areas and central London. The Energy Performance Certificate (EPC) details are available upon request, ensuring the property meets energy efficiency standards.

This end-terrace home offers a comfortable and versatile living space, perfect for families looking to settle in a well-connected and desirable area of East Barnet.

**ENTRANCE:** 13' 7" x 6' 3" (4.14m x 1.91m)

Oak flooring, dado rail, understairs storage cupboard.

**FRONT RECEPTION:** 15' 5" x 13' 00" (4.70m x 3.96m)

Double-glazed window to front aspect, carpet, coving to ceiling, gas fire, feature mantelpiece hearth, dado rail.

**KITCHEN:** 14' 00" x 12' 03" (4.27m x 3.73m)

Roll edge, part tiled walls, sink and drainer unit with mixer taps, laminate flooring, wall and base units, 2nd circular sink, kitchen island with drawers,

**CONSERVATORY:** 10' 00" x 14' 00" (3.05m x 4.27m)

Double-glazed door to garden, dado rail.

**UTILITY ROOM & W/C:** 8' x 7' 4" (2.44m x 2.24m)

Low-level flush w/c, roll top work surface, boiler, sink, plumbing for washing machine, base units, door to garden.

**LANDING:** 8' 01" x 8' 00" (2.46m x 2.44m)

Carpet, double-glazed window to rear aspect,

**BATHROOM:** 8' 00" x 5' 9" (2.44m x 1.75m)

Double-glazed window to rear, low-level flush w/c, panelled bath with mixer taps and shower attachment and shower screen, part tiled walls.

**FRONT BEDROOM:** 13' 9" x 13' 8" (4.19m x 4.17m)

Double-glazed window to front aspect, carpet, built-in wardrobes, double radiator.

**REAR BEDROOM:** 13' 6" x 11' 00" (4.11m x 3.35m)

Double-glazed window to rear aspect, carpet, built-in wardrobes, double radiator.

**FRONT BEDROOM:** 10' 3" x 8' (3.12m x 2.44m)

(10'00" TO BAY X 8'00") Double-glazed bay window, to front aspect, carpet, single radiator.

**LOFT BEDROOM ROOM:** 17' 7" x 16' 8" (5.36m x 5.08m)

Double-glazed window to rear aspect, 2 skylights, double radiator, carpet.

**EN-SUITE SHOWER & W/C:** 5' 8" x 7' 00" (1.73m x 2.13m)

Double-glazed window to rear aspect, tiled shower cubicle, ceramic flooring, sink, vanity unit, mixer taps, heated towel rail, low-level flush w/c, sunlight.

**REAR GARDEN:** 67' x 25' 09" (20.42m x 7.85m)

Split over 3 levels, patio area, laid to lawn, mature shrubbery, decking area, gate to the front garden.

**OUT-BUILDING:** 11' 06" x 9' 00" (3.51m x 2.74m)

Fully equipped with electricity, double-glazed door, and double-glazed window to the front aspect,

**SHED:** 7' 07" x 5' (2.31m x 1.52m)

Storage shed.

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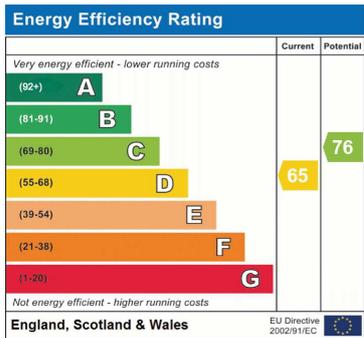




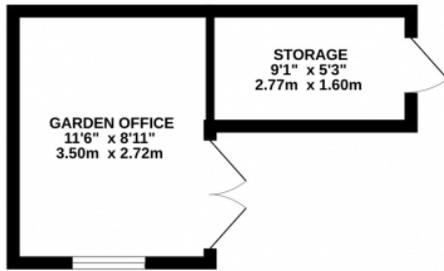


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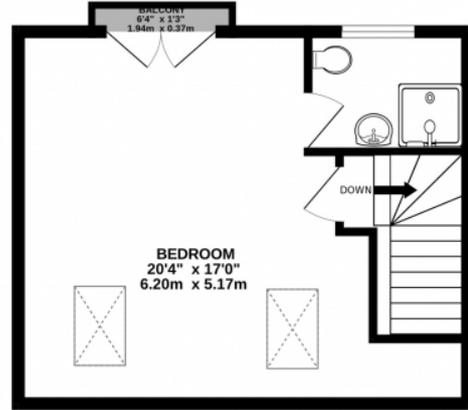




Address: Brookside, East Barnet EN4



**OUTBUILDING**  
150 sq.ft. (13.9 sq.m.) approx.



**2ND FLOOR**  
345 sq.ft. (32.1 sq.m.) approx.



**GROUND FLOOR**  
648 sq.ft. (60.2 sq.m.) approx.

**1ST FLOOR**  
504 sq.ft. (46.8 sq.m.) approx.

**TOTAL FLOOR AREA : 1647 sq.ft. (153.0 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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