



 **4**
Bedrooms

 **2**
Bathrooms



Mantlestates are pleased to offer this very well presented 4 Bedroom House with 2 Bathrooms, located within easy access to Oakleigh Park Train station, Oak Hill Park, popular schools & East Barnet Village's shopping facilities. The rent will include a regular window cleaner and gardener. The property is available now.

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ENTRANCE HALL:

Double glazed door to front aspect, double radiator, laminated flooring, under stairs storage cupboard.

THROUGH-LOUNGE: 24'07" X 12'00" Bay double glazed window to front aspect, radiator x 4, laminated flooring, spotlights, double glazed door to garden.

KITCHEN: 9'09" x 6'09" Electric oven, microwave, wall and floor standing units, fitted fridge freezer, electric hob, extractor, dishwasher, washing machine, stainless steel sink drainer with mixer tap.

LANDING: Double glazed window to side aspect, carpet, spot lights.

BATHROOM: 5'07" X 5'04" Double glazed window to side aspect, carpet, spotlights.

REAR BEDROOM: 11'06" X 10'09" Double glazed window to rear aspect, panel bath with mixer tap & shower attachment, low-level flush water closet, wash hand basin in vanity unit & mixer tap, mirror, spotlights, tiled walls, tiled flooring, heated towel rail.

FRONT BEDROOM: 13'05" X 10'04" Double glazed window to front aspect, radiator x 2, laminated flooring, fitted wardrobes, spotlights.

FRONT BEDROOM: 7'05" X 7'00" Double glazed window to front aspect, laminated flooring, radiator.

LOFT LANDING: Double glazed window to side aspect, carpet.

LOFT BATHROOM: Double glazed window to side aspect, shower cubicle, wash hand basin with mixer tap, low-level flush water closet, radiator, tiled flooring, tiled walls, spotlights, extractor.

LOFT BEDROOM: 12'00" > 8'02" x 12'09" Velux window with blind to front aspect, double glazed window to rear aspect, laminated flooring, radiator, storage into eaves, spotlights.

GARDEN:



£2,500 pcm
Rushdene Avenue, East Barnet EN4 8EN



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

