



**BRITISH  
PROPERTY  
AWARDS**

**2021**



**GOLD WINNER**

ESTATE AGENT  
IN BARNET



**£2,500 pcm**

**Rushdene Avenue, East Barnet EN4 8EN**

**Bedrooms : 4**

**Bathrooms : 2**

**Reception Rooms : 2**

**WELL PRESENTED 4 BEDROM  
HOUSE**

**2 BATHROOMS**

**MODERN FITTED KITCHEN**

**DOUBLE GLAZED & GAS  
CENTRAL HEATING**

**NEAR TO OAKLEIGH PARK  
TRAIN STATION**

**SHORT WALK TO OAK HILL  
PARK**

**Mantlestates**

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

office@mantlestates.com | 0208 275 1555

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



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.

**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:**

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