



**BRITISH  
PROPERTY  
AWARDS**

**2021**

★★★★★

**GOLD WINNER**

ESTATE AGENT  
IN BARNET



**Asking Price £685,000**

**TENURE : FREEHOLD**

**SOMAFORD GROVE, BARNET, EN4**

**Bedrooms : 3**

**Bathrooms : 1**

**Reception Rooms : 3**

**EXTENDED 3 BEDROOM  
SEMI-DETACHED HOUSE**

**WELL PRESENTED**

**34FT THROUGH LOUNGE**

**MODERN FITTED KITCHEN**

**DOUBLE GLAZED & GAS  
CENTRAL HEATING**

**SET IN A QUIET CUL DE SAC**

**Mantlestates**

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

info@mantlestates.com | 0208 275 1555

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



Mantlestates are pleased to offer this very well presented extended 3 bedroom semi-detached house located in a quiet cul de sac, boasting a fully fitted modern kitchen, wooden flooring, garden, and off-street parking. Very well located to East Barnet Village shopping facilities, catchment to local schools & minutes walk from Oakleigh Park Overground station.

**ENTRANCE LOBY** 3' 10" x 5' 01" (1.17m x 1.55m)

Composite double glazed door to the front aspect, double glazed window to the side aspect, tiled floor.

**CLOAKROOM** 3' 10" x 4' 07" (1.17m x 1.40m)

Double glazed window to the front aspect, low-level flush w/c, tiled floor, heated towel rail, wash hand basin.

**HALLWAY** 12' 07" x 5' 10" (3.84m x 1.78m)

Laminate flooring, radiator, dado rail, coving to ceiling, spotlights, under stairs storage cupboard.

**THROUGH LOUNGE FRONT SECTION** 34' 07" x 12' 07" (10.54m x 3.84m)

34'07 X 12'07 > 11'01 > 10'04 Double glazed window to the front aspect, double radiator, laminate floor, coving to ceiling.

**MIDDLE SECTION**

Double radiator, laminate floor, coving to ceiling, gas fireplace with quartz hearth mantelpiece & marble surround.

**REAR RECEPTION**

Double glazed door to the garden, double radiator, coving to ceiling, spotlights, double door to the kitchen.

**KITCHEN** 19' 08" x 7' 03" (5.99m x 2.21m)

Double glazed door to the garden, double glazed window to the rear and side aspect, wall & base units, quartz worktop, & wooden worktop, plumbing for washing machine & clothes dryer, laminate floor, part tiled walls, dishwasher, butler style sink with mixer tap, fitted fridge/ freezer, electric oven, electric hob, extractor, spotlights, wall mounted radiator, fitted wine cooler.

**LANDING** 7' 03" x 7' 05" (2.21m x 2.26m)

7'03 X 6'09 < 7'05 Double glazed window to the side aspect, dado rail, coving to ceiling, carpet, loft access.

**BATHROOM** 6' 04" x 6' 09" (1.93m x 2.06m)

Double glazed window to the rear aspect, low-level flush w/c, wash hand basin in vanity unit with mixer taps, tiled wall, tiled floor, spotlights, panel bath with mixer tap & shower, heated towel rail.

**REAR BEDROOM** 10' 04" x 11' 07" (3.15m x 3.53m)

Double glazed window to the rear aspect, fitted wardrobes, carpet, double radiator, shelving.

**FRONT BEDROOM** 11' 10" x 14' 00" (3.61m x 4.27m)

11'10 < 14'00 X 10'00 < 11'03 Double glazed window to the front aspect, radiator, storage cupboard, laminate flooring.

**FRONT BEDROOM** 8' 01" x 7' 06" (2.46m x 2.29m)

Double glazed window to the front aspect, radiator, carpet.

**GARDEN** 60' 00" x 24' 00" (18.29m x 7.32m)

Patio area, side entrance, mainly laid to lawn, garden shrubs. 8'00 x 6'00 garden shed.

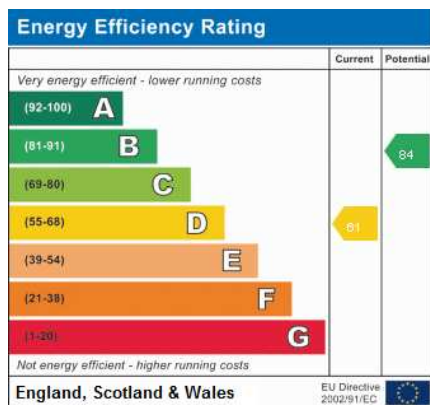






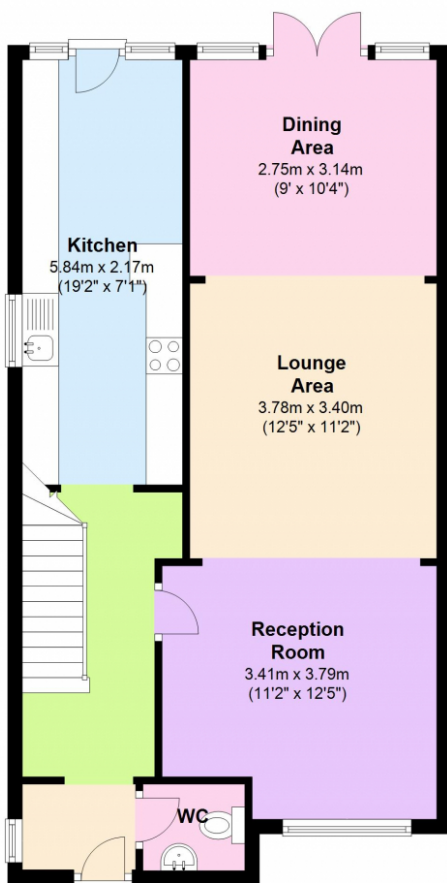






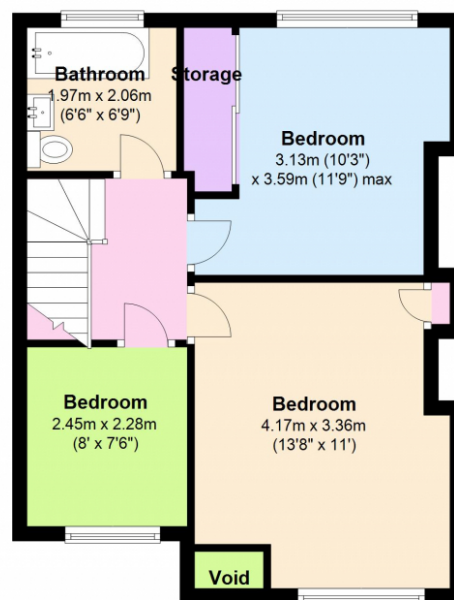
### Ground Floor

Approx. 59.4 sq. metres (639.8 sq. feet)



### First Floor

Approx. 40.6 sq. metres (436.8 sq. feet)



Total area: approx. 100.0 sq. metres (1076.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, the measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error, omission or representation. The floor plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Plan produced using PlanUp.