



 **3**
Bedrooms

 **1**
Bathroom



Mantlestates are pleased to offer this Well Presented & Extended 3 Bedroom Semi-Detached House. Benefiting with through-lounge, kitchen diner, wooden flooring, cloakroom, off-street parking & WESTERLY FACING GARDEN. Very near to Oak Hill Park, Shopping facilities & East Barnet's popular schools.

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ENTRANCE PORCH: 2' 01" x 5' 01" (0.64m x 1.55m)

Double glazed door to front aspect, wooden flooring.

ENTRANCE HALL: 17' 00" x 5' 05" (5.18m x 1.65m)

17'00" x 5'05" > 3'00" Door to front aspect, wooden flooring, radiator, coving to ceiling, under stairs storage cupboard

CLOAKROOM: 3' 02" x 4' 01" (0.97m x 1.24m)

Double glazed window to side aspect, tiled walls, tiled flooring, low-level flush water closet, wash hand basin with mixer tap.

THROUGH-LOUNGE: 24' 09" x 12' 01" (7.54m x 3.68m)

24'09" x 12'01" > 10'08" Bay double glazed windows to front aspect, wooden flooring, coving to ceiling, radiator.

KITCHEN-DINER (Kitchen Area): 13' 02" x 6' 05" (4.01m x 1.96m)

Double glazed window to rear aspect, wall, and floor standing kitchen units, plumbed for washing machine, 5 ring gas hob, plumbed for dishwasher, extractor, tiled flooring, part tiled walls, sink drainer with mixer tap, spotlights.

KITCHEN-DINER (Dining Area): 10' 00" x 10' 05" (3.05m x 3.17m)

Double glazed sliding doors to garden, tiled flooring, spotlights, radiator.

LANDING: 7' 00" x 6' 00" (2.13m x 1.83m)

Double glazed window to side aspect, carpet, coving to ceiling, loft access.

BATHROOM: 4' 10" x 5' 06" (1.47m x 1.68m)

Double glazed window to rear aspect, wash hand basin in vanity unit & mixer tap, panel bath with mixer tap & wall mounted shower, low-level flush water closet, spotlights, extractor, tiled walls, tiled flooring.

REAR BEDROOM: 12' 00" x 11' 00" (3.66m x 3.35m)

Double glazed window to rear aspect, wooden flooring, radiator, wall to wall fitted wardrobes.

FRONT BEDROOM: 13' 00" x 10' 10" (3.96m x 3.30m)

Bay double glazed window to front aspect, wall to wall fitted wardrobes, radiator, wooden flooring.

FRONT BEDROOM: 8' 07" x 7' 00" (2.62m x 2.13m)

Double glazed window to front aspect, wooden flooring, radiator, coving to ceiling.

GARDEN: 44' 00" x 21' 06" (13.41m x 6.55m)

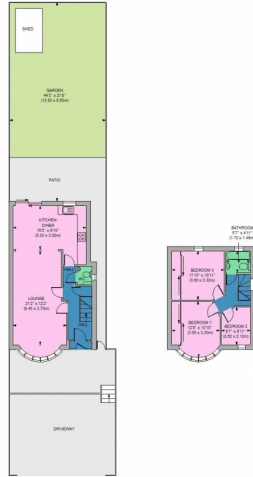
Westerly facing, mainly laid to lawn, patio area, garden shed, pedestrian side access.

FRONT:

Raised patio area, off street parking 2 cars.

**CHURCH HILL ROAD,
BARNET, EN4 8PP**

Approximate Gross Internal Floor Area
987 sq.ft / 91.66 sq.m



GROUND FLOOR FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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