



**BRITISH  
PROPERTY  
AWARDS**

**2021**



**GOLD WINNER**

ESTATE AGENT  
IN BARNET



**Offers in excess of £779,950**

**TENURE : FREEHOLD**

**Linthorpe Road, New Barnet/Cockfosters EN4**

**Bedrooms : 3**

**Bathrooms : 2**

**Reception Rooms : 3**

**EXTENDED 3 BEDROOM  
SEMI-DETACHED HOUSE**

**FAMILY BATHROOM & DOWN  
STAIRS SHOWER ROOM**

**LARGE MODERN FITTED  
KITCHEN-DINER**

**CATCHMENT TO POPULAR  
SCHOOLS**

**THROUGH-LOUNGE**

**OFF STREET PARKING X 2  
CARS**

**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 Immaculately EXTENDED 3 BEDROOM SEMI DETACHED HOUSE located on a quiet treelined road. Benefiting with large fully fitted kitchen-diner, through-lounge, bathroom & downstairs Shower room & off street parking. Very well located to popular schools. Must be seen.

**ENTRANCE PORCH:**

Double-glazed front door.

**ENTRANCE HALL:** 23' 00" x 6' 04" (7.01m x 1.93m)

Hardwood flooring, radiator, under stairs storage cupboard, cupboard housing Vaillant gas central heating boiler, plumbed washing machine.

**GROUND FLOOR SHOWER ROOM & WC:** 7' 03" x 3' 00" (2.21m x 0.91m)

Tiled shower cubicle with body jet shower, extractor, wall mounted sink, low-level flush water closet, ceramic floor tiles, tiled walls.

**THROUGH-LOUNGE:** 25' 05" x 12' 07" (7.75m x 3.84m)

Leaded bay double glazed window to front aspect with hardwood shutters, hard wooden flooring, single & double radiators, sunken spotlights. Double doors to...

**KITCHEN-DINER:** 18' 00" x 17' 07" (5.49m x 5.36m)

Bi-folding doors to garden, 2 x sky-light windows, ceramic floor tiles, quartz worktops, range of quality wall and floor standing kitchen units, built-in double oven and microwave, island with built-in gas hob, double radiator, verticle wall mounted radiator, spotlights

**LANDING:**

Leaded double glazed window to side aspect, carpet, loft access.

**BATHROOM:** 8' 00" x 7' 04" (2.44m x 2.24m)

Double glazed windows to side and rear aspect, ceramic floor tiles, tiled walls, heated towel rail, tiled panel bath with mixer tap and shower attachment & screen, low-level flush water closet, sunken spot lights.

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

Leaded double-glazed window to rear aspect, radiator, spotlights, carpet.

**FRONT BEDROOM:** 14' 06" x 10' 02" (4.42m x 3.10m)

Leaded double glazed window to front aspect, spotlights, carpet, built-in wardrobe, double radiator.

**FRONT BEDROOM:** 8' 00" x 8' 00" (2.44m x 2.44m)

Leaded double glazed window to front aspect, carpet, radiator, spotlights.

**REAR GARDEN:** 47' 00" x 28' 00" (14.33m x 8.53m)

Front and rear patios, lawn, garden shrubs, wide passageway to front, outbuilding to rear, tree.

**FRONT:**

Off-street parking for 2 cars

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