



£2,950 pcm

Avondale Avenue, Barnet, EN4

Bedrooms : 4

Bathrooms : 2

Reception Rooms : 2

**VERY WELL PRESENTED 4
BEDROOM TERRACED HOUSE**

FULLY FITTED KITCHEN

ULTRA MODERN

**3 DOUBLE BEDROOMS & 1
SINGLE BEDROOM**

**ACROSS THE ROAD TO OAK
HILL PARK**

**AVAILABLE BEDGINNING OF
JUNE 2023**

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 ultra-modern 4-bedroom terraced house with 3 double bedrooms and 1 single bedroom, a separate lounge, and an open-plan kitchen/ diner. Utility room, cloakroom & en-suite. Well located to the catchment of popular schools and across the road from Oak Hill Park. Available beginning of June 2023.

ENTRANCE HALL 22' 00" x 5' 01" (6.71m x 1.55m)

Double glazed front doors, laminate floor, radiator, spotlights & understairs storage cupboard.

UTILITY AREA 2' 06" x 4' 01" (0.76m x 1.24m)

Washing machine.

CLOAKROOM 6' 00" x 2' 05" (1.83m x 0.74m)

Low-level flush w/c, radiator, tiled floor, wash hand basin with mixer taps, extractor, spotlights, mirror.

FRONT RECEPTION 12' 10" x 12' 00" (3.91m x 3.66m)

Bay double-glazed window to the front aspect, radiator, laminate floor, and spotlights.

LOUNGE/ DINING AREA 20' 04" x 10' 06" (6.20m x 3.20m)

Tiled floor, spotlights, underfloor heating, skylight, doors to the garden.

KITCHEN AREA 7' 00" x 8' 07" (2.13m x 2.62m)

Wall & base units, fridge/ freezer, electric hob, electric oven, extractor, dishwasher, double glazed windows to the rear aspect, spotlights.

LANDING 7' 10" x 5' 06" (2.39m x 1.68m)

Laminate floor, Spotlights.

BATHROOM 9' 10" x 6' 01" (3.00m x 1.85m)

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

REAR BEDROOM 10' 08" x 12' 00" (3.25m x 3.66m)

Double-glazed window to the rear aspect, radiator, spotlights, laminate floor.

FRONT BEDROOM 13' 06" x 10' 07" (4.11m x 3.23m)

Bay double-glazed window to the front aspect, radiator, spotlights, and laminate floor.

FRONT BEDROOM 7' 10" x 6' 09" (2.39m x 2.06m)

Double-glazed window to the front aspect, laminate floor, spotlights, radiator.

SECOND FLOOR LANDING 5' 3" x 7' 09" (1.60m x 2.36m)

Spotlights, carpet, skylight.

LOFT BEDROOM 15' 01" x 14' 01" (4.60m x 4.29m)

Double glazed window to the rear aspect, 2 Velux windows to the front, laminate flooring, radiator, spotlights, 3 storage cupboards.

EN-SUITE 5' 00" x 4' 10" (1.52m x 1.47m)

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

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