



BRITISH
PROPERTY
AWARDS

2021



GOLD WINNER

ESTATE AGENT
IN BARNET



Offers over £500,000

TENURE : FREEHOLD

Longfield Avenue, Enfield EN3

Bedrooms : 4

Bathrooms : 3

Reception Rooms : 2

**4 BEDROOM END OF
TERRACED HOUSE**

WELL PRESENTED

MODERN FITTED KITCHEN

3 BATHROOMS

**DOUBLE GARAGE WITH
ELECTRIC SHUTTER DOOR**

**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/>



EXTENDED (rear/side & loft) 4 BEDROOM TERRACED HOUSE with MODERN FITTED KITCHEN & UTILITY ROOM. Boasting 3 BATHROOMS, double glazed throughout & gas central heating. Easy access to Turkey Street train station, Albany Leisure Centre & shopping facilities. **DOUBLE GARAGE & OFF-STREET PARKING X 2 CARS.**

ENTRANCE HALL: 13' 08" x 5' 02" (4.17m x 1.57m)

Double glazed door & window to the front aspect, laminate floor, under stairs storage cupboard.

SHOWER ROOM: 9' 04" x 2' 03" (2.84m x 0.69m)

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

THROUGH LOUNGE: 22' 04" x 11' 03" (6.81m x 3.43m)

Double glazed window to the front aspect, laminate floor, coving to ceiling, dado rail, 2 radiators, fireplace.

KITCHEN: 22' 04" x 11' 03" (6.81m x 3.43m)

Double-glazed door to the garden, double-glazed window to the rear aspect, wall & base units, double Bosch oven, kitchen island, stainless steel sink drainer with mixer tap, plumbing for dishwasher, 5 ring gas hob, Bosch extractor, spotlights, radiator.

UTILITY AREA: 6' 02" x 6' 07" (1.88m x 2.01m)

Door to hallway, plumbing for washing machine, gas central heating boiler, floor units.

LANDING: 6' 00" x 8' 03" (1.83m x 2.51m)

Carpet, spotlights.

BATHROOM: 5' 08" x 5' 10" (1.73m x 1.78m)

Double glazed window to the rear aspect, spotlights, tiled walls, tiled floors, panel bath with mixer tap & shower attachment, low-level flush w/c, wash hand basin, extractor.

REAR BEDROOM: 10' 06" x 10' 00" (3.20m x 3.05m)

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

FRONT BEDROOM: 13' 00" x 10' 07" (3.96m x 3.23m)

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

FRONT BEDROOM: 5' 10" x 6' 00" (1.78m x 1.83m)

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

LOFT LANDING: 7' 06" x 3' 07" (2.29m x 1.09m)

Velux skylight, carpet, spotlights.

LOFT BEDROOM: 11' 03" x 16' 00" (3.43m x 4.88m)

8'06" x 11'03" x 16'00" Velux to the front aspect double glazed window to the rear aspect, storage into eaves, laminate floor, spotlights, radiator.

EN-SUITE: 5' 10" x 5' 08" (1.78m x 1.73m)

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

GARDEN: 38' 00" x 24' 00" (11.58m x 7.32m)

Patio area, mainly laid to lawn, side gate to front.

GARAGE: 17' 10" x 15' 00" (5.44m x 4.57m)

Spotlights, power, electric shutter garage door.

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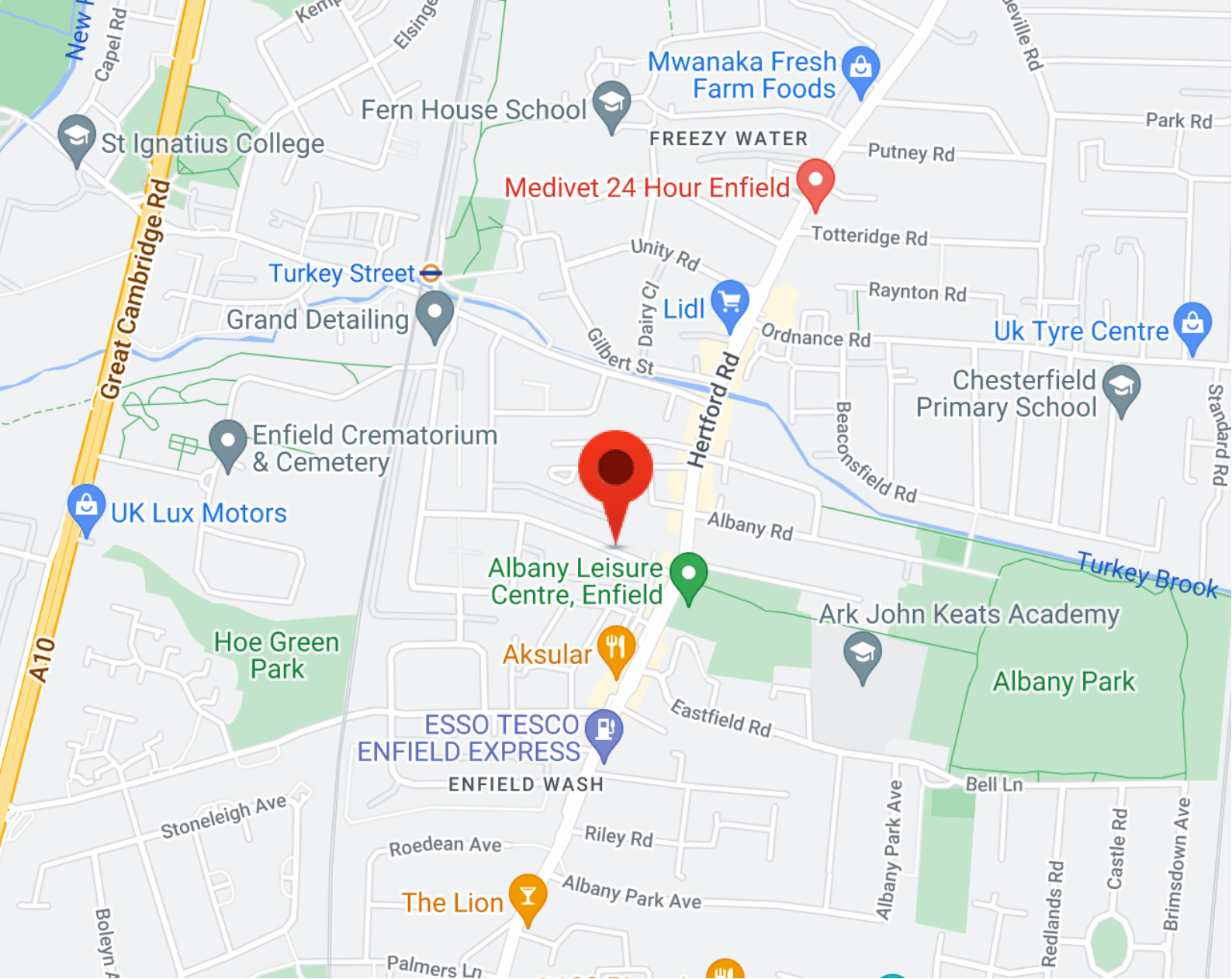
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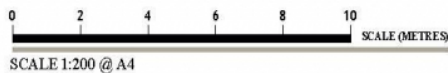
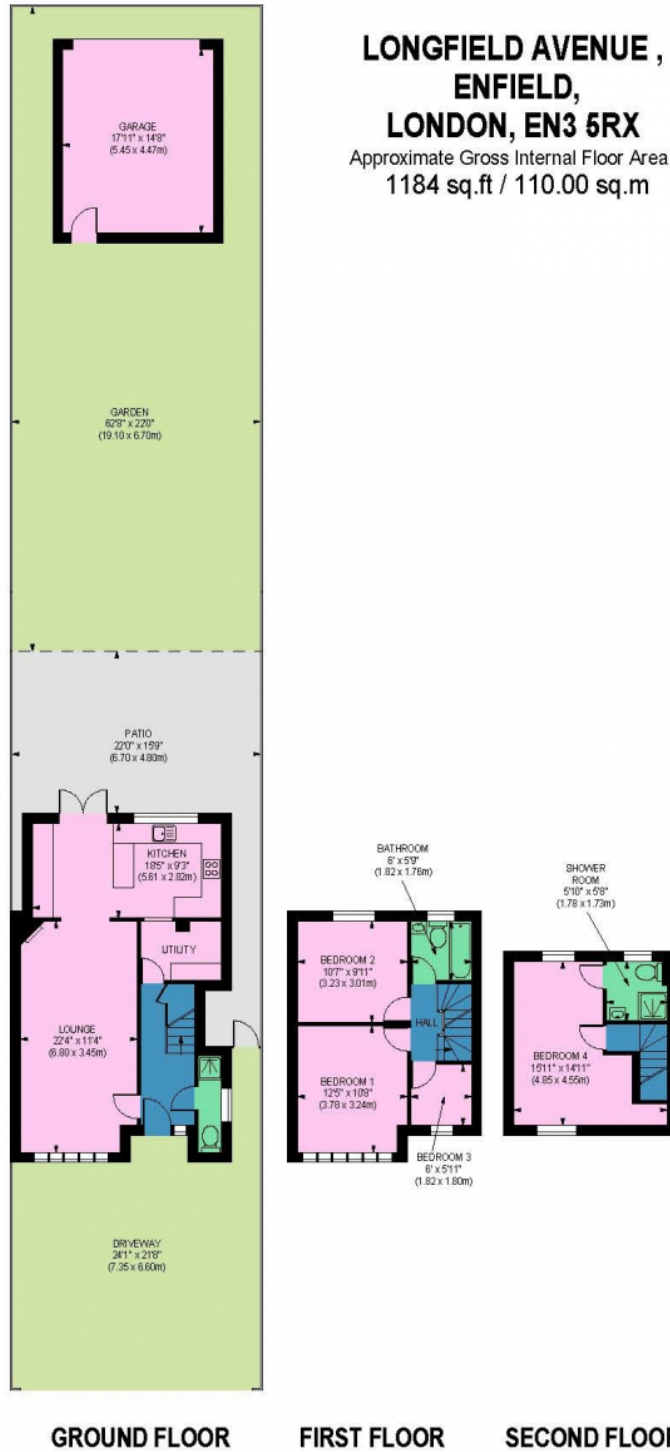
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		82
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Longfield Avenue, Enfield Wash EN3



**LONGFIELD AVENUE ,
ENFIELD,
LONDON, EN3 5RX**

Approximate Gross Internal Floor Area
1184 sq.ft / 110.00 sq.m



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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