



£685,000

TENURE : FREEHOLD

Church Hill Road, East Barnet EN4

Bedrooms : 3

Bathrooms : 1

Reception Rooms : 2

**VERY WELL PRESENTED 3
BEDROOM SEMI DETACHED
HOUSE**

**MODERN BATHROOM &
CLOAKROOM**

**OPEN PLAN KITCHEN WITH
ISLAND/DINING &
BREAKFAST AREA**

**DOUBLE GLAZED & GAS
CENTRAL HEATING**

**WESTERLY FACING GARDEN
WITH PATIO & LAWN AREA**

**GARAGE/OFF STREET
PARKING**

Mantlestates
2A Church Hill Road, East Barnet, EN4 8TB
office@mantlestates.com |

0208 275 1555





Mantlestates are pleased to offer this VERY WELL PRESENTED 3 BEDROOM SEMI DETACHED HOUSE with an open plan kitchen/diner & breakfast area. Boosting a FITTED KITCHEN WITH ISLAND, modern bathroom & cloakroom. Westerly facing garden, garage & off-street parking. Well located to local popular schools, and shopping facilities & parks.

ENTRANCE PORCH: 5' 02" x 2' 03" (1.57m x 0.69m)

Double-glazed door to the front aspect.

ENTRANCE HALL: 14' 01" x 5' 05" (4.29m x 1.65m)

Wood floor & radiator. Under stairs storage cupboard.

CLOAK ROOM: 4' 09" x 2' 04" (1.45m x 0.71m)

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

FRONT RECEPTION: 13' 01" x 11' 10" (3.99m x 3.61m)

Bay double-glazed window to the front aspect, curved radiator, carpet, and interconnecting doors to the kitchen/ diner.

KITCHEN/DINER/BREAKFAST AREA: 24' 04" x 16' 02" (7.42m x 4.93m)

24'04 x 11'06 < 16'02 Skylight, spotlights, double glazed door to garden, wood floor, 3 radiators, wall & base units, electric oven, gas hob, extractor, kitchen island with stainless steel sink drainer with mixer taps, fitted dishwasher, plumbing for washing machine.

LANDING: 9' 06" x 2' 05" (2.90m x 0.74m)

Carpet, loft access, double-glazed window to the side aspect.

BATHROOM: 8' 07" x 6' 07" (2.62m x 2.01m)

8'07 X 5'03 < 6'07 Double glazed window to the rear aspect, tiled wall, tiled floor, low-level flush w/c, wash hand basin in vanity unit with mixer taps, mirror cabinet, extractor, panel bath with mixer tap & shower attachment, heated towel rail.

FRONT BEDROOM: 12' 10" x 10' 07" (3.91m x 3.23m)

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

REAR BEDROOM: 10' 07" x 11' 10" (3.23m x 3.61m)

Double-glazed window to the rear aspect, radiator, and carpet.

FRONT BEDROOM: 8' 07" x 6' 07" (2.62m x 2.01m)

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

GARDEN: 40' 00" x 26' 04" (12.19m x 8.03m)

Westerly facing garden, raised lawn area, patio area, mature shrubs.

GARAGE: 16' 01" x 8' 00" (4.90m x 2.44m)

Up & over door.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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