



**BRITISH
PROPERTY
AWARDS**

2021



GOLD WINNER

ESTATE AGENT
IN BARNET



£660,000

TENURE : FREEHOLD

Falkland Avenue, London N11

Bedrooms : 3

Bathrooms : 1

Reception Rooms : 2

**3 DOUBLE BEDROOM
TERRACED HOUSE**

**OPEN PLAN KITCHEN /
LOUNGE**

EXTENDED

EXCELLENT CONDITION

SOUTHERLY FACING GARDEN

MODERN FITTED KITCHEN

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 VERY WELL PRESENTED 3 double bedroom mid-terraced house. Boasting a modern fitted kitchen with an island, bathroom & BI-FOLDING DOORS into a beautiful SOUTHERLY FACING GARDEN. Very well located to New Southgate & Arnos Grove transport links & shopping facilities. Offered Chain-free.

ENTRANCE HALL: 16' 00" x 5' 02" (4.88m x 1.57m)

Leaded stained glass on the front door & surround, radiator, laminate floor, spotlights, understairs storage cupboard.

UNDER STAIRS STORAGE CUPBOARD: 3' 09" x 2' 04" (1.14m x 0.71m)

Plumbing for washing machine.

FRONT RECEPTION: 15' 02" x 9' 07" (4.62m x 2.92m)

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

KITCHEN/ LOUNGE/ KITCHEN AREA: 12' 00" x 14' 09" (3.66m x 4.50m)

Wall & base units, sink with mixer tap, quartz worktop, electric hob, extractor, fitted dishwasher, fridge/ freezer, fitted AEG microwave, AEG oven, island with storage cupboards & breakfast area, quartz worktop, to steps down to.....

LOUNGE AREA: 14' 00" x 14' 00" (4.27m x 4.27m)

4-panel bifold doors to garden, laminate floor, radiator, spotlights, storage cupboard housing gas central heating boiler.

1ST FLOOR LANDING: 6' 08" x 3' 08" (2.03m x 1.12m)

Carpet, glass banister, spotlights.

BATHROOM: 8' 08" x 5' 06" (2.64m x 1.68m)

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

REAR BEDROOM: 12' 02" x 8' 06" (3.71m x 2.59m)

Double glazed window to the rear aspect, carpet, radiator, spotlights, wall-to-wall fitted wardrobe.

FRONT BEDROOM: 12' 01" x 9' 05" (3.68m x 2.87m)

(12'01 X 9'05) X (5'08 X 5'09) L-Shaped, 2 double-glazed windows to the front aspect, carpet, radiator, spotlights, fitted wardrobe.

STAIRS TO LOFT BEDROOM: 9' 09" x 2' 05" (2.97m x 0.74m)

Carpet

LOFT BEDROOM: 18' 05" x 11' 00" (5.61m x 3.35m)

Double glazed window to the rear aspect, carpet, radiator, storage cupboards into eaves, spotlights.

GARDEN: 28' 09" x 16' 01" (8.76m x 4.90m)

South east facing garden, patio area, artificial grass area, garden shed, seating area.

Mantlestates

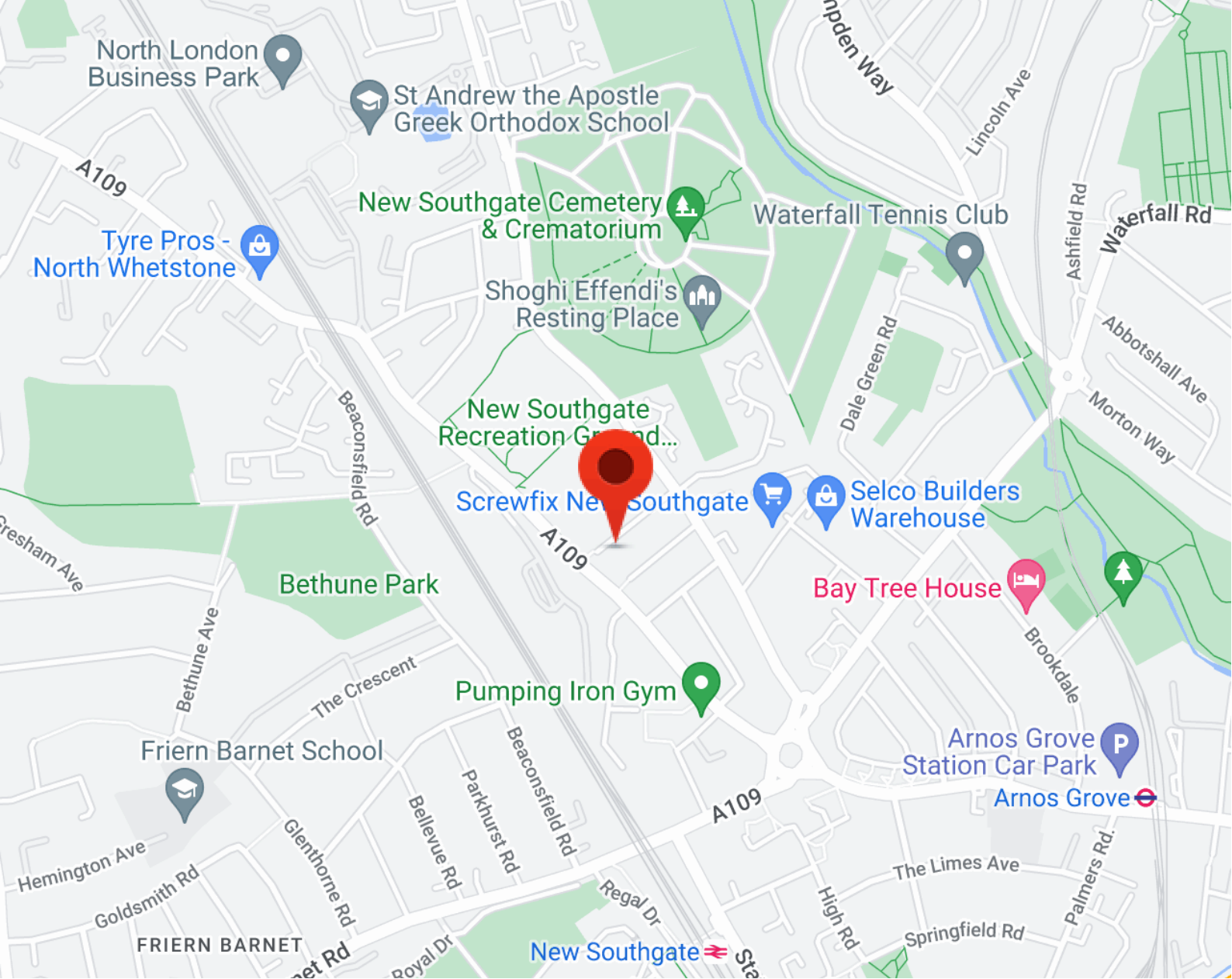
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| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | 86 |
| (69-80) | C | | |
| (55-68) | D | 63 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

Address: Falkland Avenue, London, N11