



 **4**
Bedrooms

 **2**
Bathrooms



Mantlestates are pleased to offer this **WELL PRESENTED 4 BEDROOM TERRACED HOUSE** with 2 receptions, 4 Bedrooms, 2 bathrooms, off street parking & delightful garden. Very well located to local schools, shopping facilities & transport links. **OFFERED CHAIN FREE.**

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ENTRANCE PORCH: 2' 10" x 6' 01" (0.86m x 1.85m)

Double-glazed door to front aspect, tiled flooring.

HALL WAY: 14' 08" x 5' 04" (4.47m x 1.63m)

Coving to ceiling, double radiator, laminated flooring, under stairs storage cupboard.

HROUGH/LOUNGE: (FRONT RECEPTION): 14' 02" x 12' 02" (4.32m x 3.71m)

Bay double-glazed window to front aspect, coving to ceiling, double radiator, laminated flooring, stone fireplace, ceiling rose.

REAR RECEPTION: 13' 07" x 10' 06" (4.14m x 3.20m)

Bay double glazed doors to garden, laminated flooring, coving to ceiling, double radiator, ceiling rose.

KITCHEN: 10' 05" x 6' 09" (3.17m x 2.06m)

Double glazed door and window to garden, wall, and floor standing kitchen units, spotlights, gas hob, electric oven, extractor, part tiled walls, tiled flooring, stainless steel sink drainer with mixer tap, fitted dishwasher, plumbed for washing machine.

FIRST FLOOR LANDING: 8' 08" x 3' 06" (2.64m x 1.07m)

Carpet.

BATHROOM: 8' 00" x 6' 03" (2.44m x 1.91m)

Double glazed window to rear aspect, storage cupboard, panel bath with mixer tap and shower, wash hand basin with mixer tap, low-level flush water closet, heated towel rail, tiled flooring, part tiled walls, spotlights.

REAR BEDROOM: 13' 04" x 11' 03" (4.06m x 3.43m)

Bay double-glazed window to rear aspect, radiator, and carpet.

FRONT BEDROOM: 13' 10" x 11' 01" (4.22m x 3.38m)

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

FRONT BEDROOM: 10' 08" x 6' 05" (3.25m x 1.96m)

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

LOFT LANDING: 8' 08" x 3' 10" (2.64m x 1.17m)

Carpet.

SHOWER ROOM: 6' 00" x 6' 01" (1.83m x 1.85m)

Double-glazed window to the rear bedroom, walk-in shower, low-level flush water closet, part tiled wall, heated towel rail, extractor.

LOFT BEDROOM: 17' 03" x 9' 05" (5.26m x 2.87m)

Double glazed window to rear aspect, carpet, radiator, spotlights, storage into eaves, 2 x velux windows with blinds to front aspect.

GARDEN:

Front patio, boiler house, mainly laid to lawn, mature trees, rear patio area, seating area, BBQ area, garden shed.

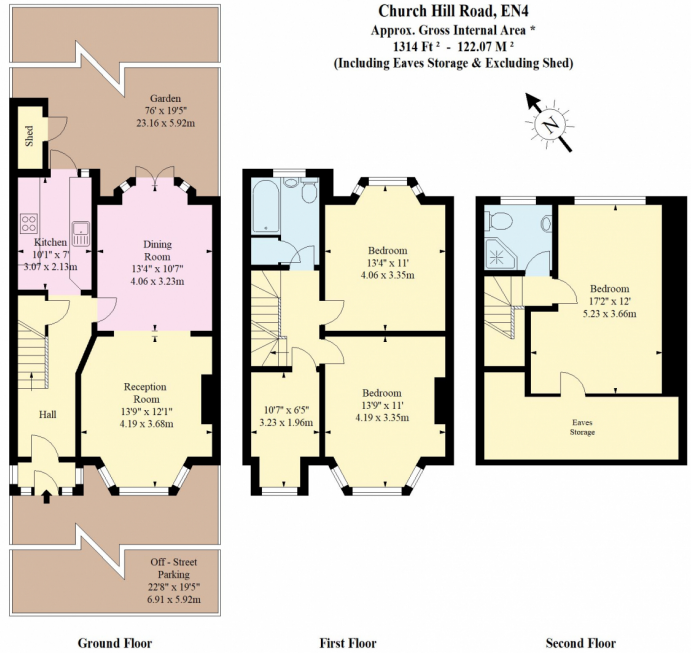



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* As Defined by RICS - Code of Measuring Practice
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC 	

Address: Church Hill Road, East Barnet EN4

