



BRITISH
PROPERTY
AWARDS

2021



GOLD WINNER

ESTATE AGENT
IN BARNET



£675,000

TENURE : FREEHOLD

Church Hill Road, East Barnet EN4

Bedrooms : 4

Bathrooms : 2

Reception Rooms : 2

**4 BEDROOM TERRACED
HOUSE**

WELL PRESENTED

2 RECEPTIONS

2 BATHROOMS

BEAUTIFUL REAR GARDEN

OFF STREET PARKING 2 CARS

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 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.

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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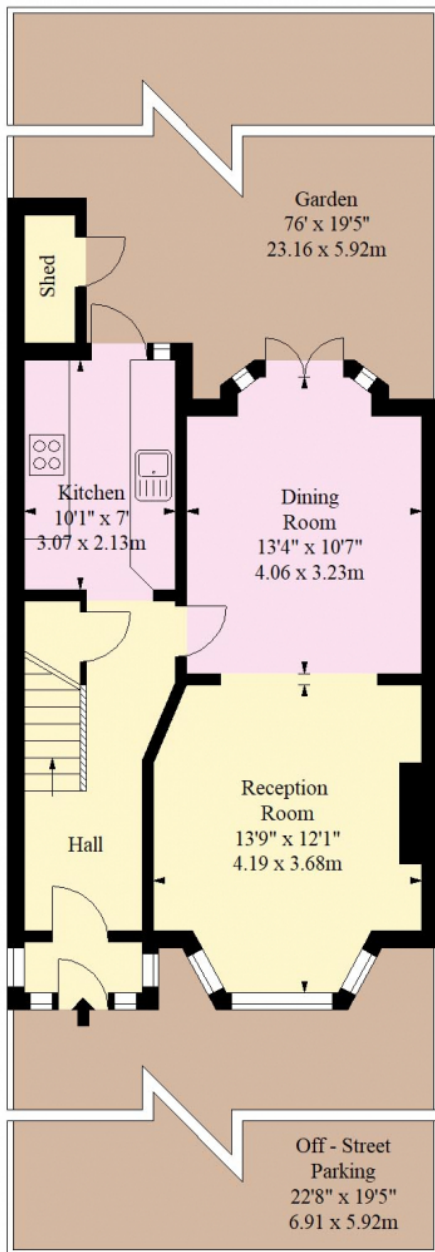
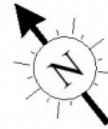




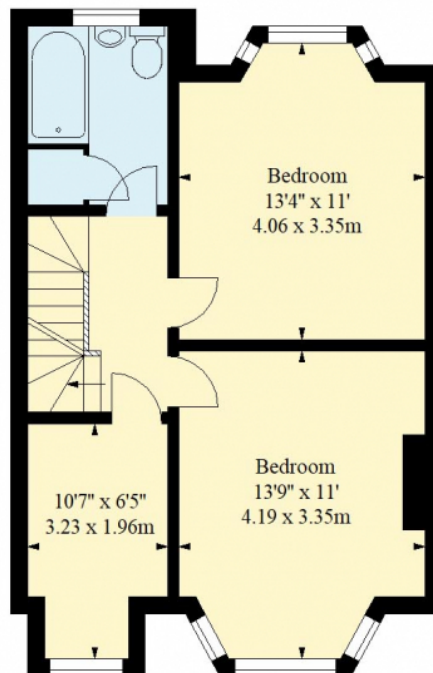




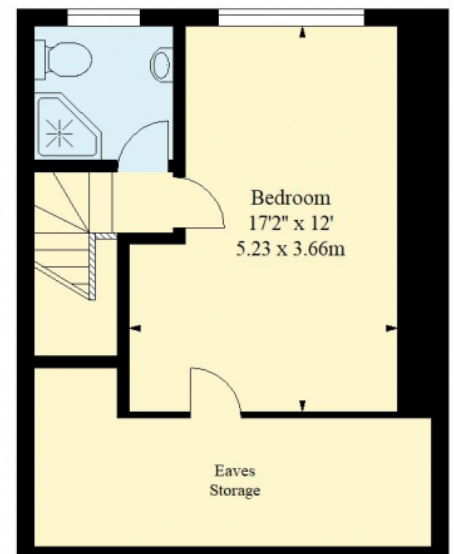
Church Hill Road, EN4
Approx. Gross Internal Area *
1314 Ft² - 122.07 M²
(Including Eaves Storage & Excluding Shed)



Ground Floor



First Floor



Second Floor

Illustration For Identification Purposes Only. Not To Scale

* As Defined by RICS - Code of Measuring Practice

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