



 **4**
Bedrooms

 **2**
Bathrooms



Offers in excess of £900,000
Rowantree Road, Enfield EN2



Mantlestates are pleased to offer this 3/4 bedroom extended semi-detached house that is very well presented with ultra-modern kitchen, lounge/ dining room & an office with underfloor heating. En-suite to the main bedroom, westerly facing garden and off street parking upto 5 cars. Offered chain-free.

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ENTRANCE HALL: 8' 01" x 11' 00" (2.46m x 3.35m)

Double-glazed door to the front aspect & 2 double-glazed windows, under stairs storage cupboard, laminate floor, spotlights, coving to ceiling, underfloor heating.

OPEN PLAN LOUNGE/DINER: 30' 00" x 21' 06" (9.14m x 6.55m)

30'00 X 12'10 < 21'06 LOUNGE: double glazed window to the front aspect, laminate floor, underfloor heating, spotlights, coving to ceiling. DINING ROOM: 5-section bi-folding doors, spotlights, coving to ceiling, laminate floor, underfloor heating.

OFFICE: 13' 08" x 7' 06" (4.17m x 2.29m)

Double glazed window to the front aspect, fitted cupboards, laminate floor, underfloor heating, coving to ceiling.

UTILITY ROOM: 4' 05" x 3' 09" (1.35m x 1.14m)

Storage cupboard with a washing machine & tumble dryer, spotlights, laminate floor, and underfloor heating.

CLOAK ROOM: 5' 07" x 3' 07" (1.70m x 1.09m)

Low-level flush w/c, wash hand basin with mixer tap & vanity unit, tiled floor, tiled walls, extractor, spotlights.

KITCHEN: 11' 10" x 14' 10" (3.61m x 4.52m)

Double glazed window to the rear aspect, wall & base units, quartz worktop & splash backs, 2 double Siemens ovens, fitted dishwasher, Simens electric hob, sink with mixer taps, under unit lights, laminate floor, underfloor heating, air conditioning unit, spotlights, coving to ceiling.

STAIRS: 3' 01" x 11' 09" (0.94m x 3.58m)

Carpet, spotlights, coving to ceiling, glass banister.

LANDING: 10' 08" x 3' 03" (3.25m x 0.99m)

Radiator, carpet, coving to ceiling, loft access.

BATHROOM: 5' 05" x 8' 00" (1.65m x 2.44m)

Double glazed window to the rear aspect, heated towel rail, wash hand basin with mixer taps, mirror unit, mirror unit, low-level flush w/c, panel bath with mixer taps & shower attachment, tiled walls, tiled floor.

FRONT BEDROOM: 10' 00" x 7' 07" (3.05m x 2.31m)

Double glazed window to the front aspect, carpet, coving to ceiling, fitted cupboard, radiator.

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

Double glazed window to the front aspect, carpet, spotlights, coving to ceiling, radiator, fitted wardrobes.

REAR BEDROOM: 19' 01" x 13' 00" (5.82m x 3.96m)

19'01 X 13'00 > 10'00 Double glazed window to the rear aspect, fitted wardrobes, radiator, carpet, spotlights, coving to ceiling.

EN-SUITE: 4' 08" x 5' 04" (1.42m x 1.63m)

Wash hand basin with mixer taps & vanity unit, low-level flush w/c, shower cubicle, heated towel rail, tiled floor, tiled walls, spotlights, and extractor.

GARDEN: 32' 03" x 50' 00" (9.83m x 15.24m)

32'03 > 21'00 X 50'00 Patio area, mainly laid to lawn, garden shed, westerly facing, bbq area.

FRONT:

Off-street parking for up to 5 cars.

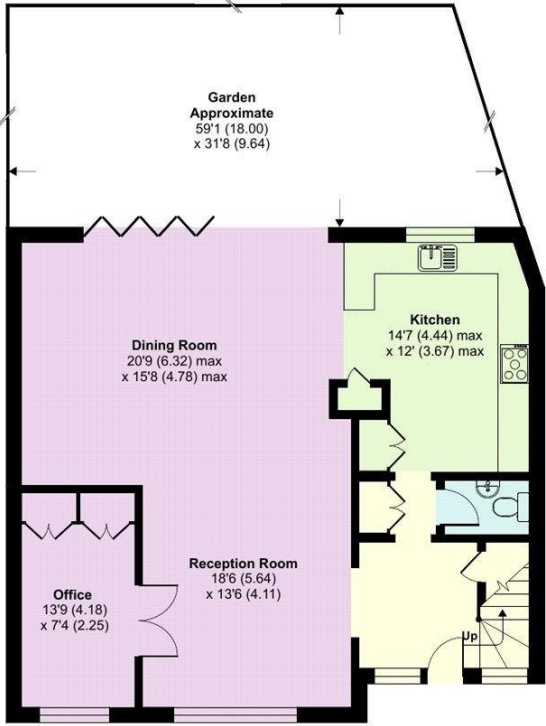


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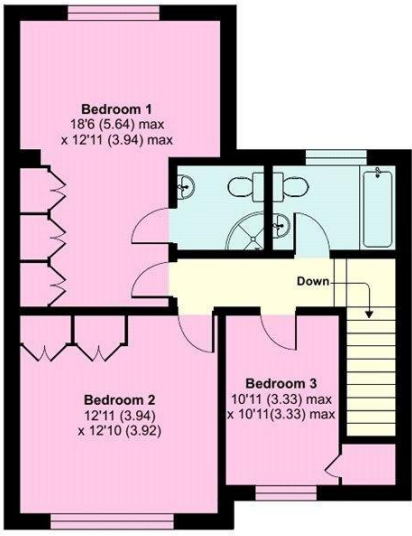


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Approximate Area = 1593 sq ft / 148 sq m
For identification only - Not to scale



GROUND FLOOR
abt 951 SQFT (INTERNAL)



FIRST FLOOR
abt 642 SQFT (INTERNAL)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C	74	83
(55-68)	D		
(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	

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