



 **4**
Bedrooms

 **2**
Bathrooms



Mantlestates are pleased to offer this **EXTENDED 4 BEDROOM SEMI-DETACHED HOUSE** with 2 receptions, 2 bathrooms, a conservatory, off-street parking & further scope to extend further STPP. The property is very well located to Local Schools, Shopping facilities Bus routes & Oakleigh PARK Train Station with access to Kings Cross & Moorgate via Finsbury Park. **OFFERED CHAIN FREE.**

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ENTRANCE HALL: 10' 02" x 5' 08" (3.10m x 1.73m)

Laminated flooring, double radiator, under-stairs storage cupboard.

FRONT RECEPTION: 14' 03" x 11' 03" (4.34m x 3.43m)

Double glazed window to front aspect, carpet, wooden surround electric fireplace, double radiator.

LOBBY AREA: 2' 09" x 2' 09" (0.84m x 0.84m)

Laminated flooring.

UTILITY ROOM: 11' 08" x 5' 08" (3.56m x 1.73m)

Window to rear aspect, laminated flooring, dado rail, plumbed for washing machine & clothes dryer, worktop, radiator, spotlights. STORAGE CUPBOARD: 3'03" x 2'07"

KITCHEN: 12' 05" x 8' 00" (3.78m x 2.44m)

Double glazed door to garden, double glazed window to rear aspect, wall and floor standing kitchen units, under worktop fridge & freezer, dado rail, sink drainer with mixer tap, 5 ring gas hob, gas oven, extractor, gas central heating boiler, double radiator.

REAR RECEPTION ROOM: 15' 00" x 11' 02" (4.57m x 3.40m)

Double-glazed sliding door to conservatory, carpet, double radiator, feature fireplace.

CONSERVATORY: 16' 00" x 10' 01" (4.88m x 3.07m)

Windows on 3 aspects, laminated flooring, double radiator.

GROUND FLOOR WET ROOM: 13' 06" x 5' 00" (4.11m x 1.52m)

(13'06" > 7'07") x (5'00" < 7'10") Double glazed window to front aspect, storage cupboard, double radiator, heated towel rail, low-level flush water closet, wash hand basin with mixer tap in vanity unit, spotlights, extractor, walk-in wet floor shower area with glass screen.

FIRST FLOOR LANDING: 9' 03" x 6' 00" (2.82m x 1.83m)

9'03" to 12'01" at widest x 6'00" Carpet, loft access.

FRONT BEDROOM (1): 14' 08" x 9' 09" (4.47m x 2.97m)

Double glazed window to front aspect, fitted wardrobes, storage cupboard, carpet, double radiator.

REAR BEDROOM (2): 13' 04" x 11' 00" (4.06m x 3.35m)

Double glazed window to rear aspect, carpet, fitted wardrobes, fitted cupboards, double radiator.

FRONT BEDROOM (4): 8' 00" x 6' 00" (2.44m x 1.83m)

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

BATHROOM: 5' 00" x 5' 10" (1.52m x 1.78m)

Double glazed windows on the side and rear aspect, spotlights, tiled flooring, tiled walls, panel bath with mixer tap & shower attachment, wash hand basin with mixer tap in vanity unit, wall mirror, heated towel rail.

WATER CLOSET: 3' 08" x 3' 00" (1.12m x 0.91m)

Double glazed window to side aspect, wash hand basin, low level flush water closet, radiator, spotlights, tiled flooring, tiled walls.

BEDROOM (3): 17' 10" x 8' 01" (5.44m x 2.46m)

Double glazed window to front & rear aspect, radiator, coving to ceiling, double radiator.

GARDEN: 64' 00" x 28' 00" (19.51m x 8.53m)

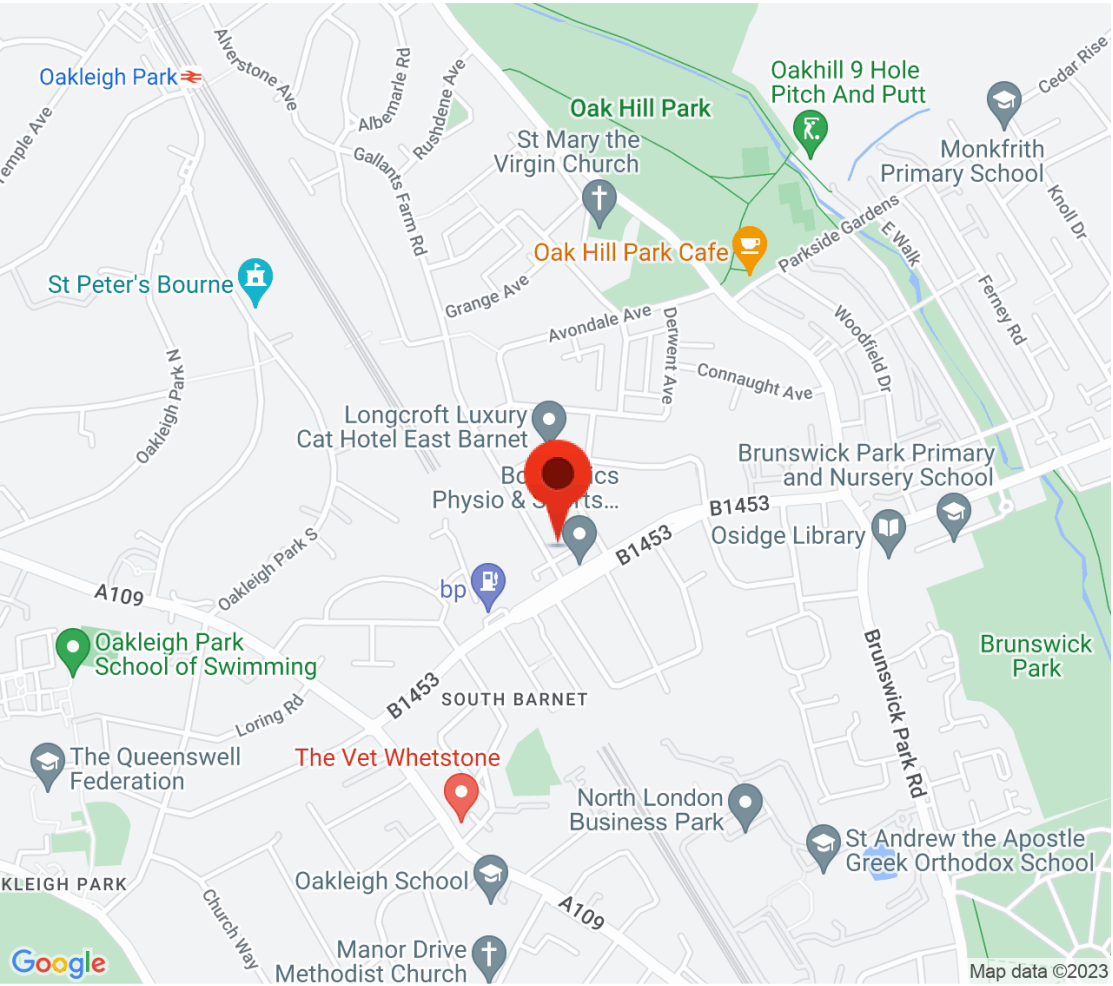
Southeast facing rear garden, mainly laid to lawn, raised patio, garden shed. LOGG CABIN: 9'02" x 6'00"

FRONT DRIVE/GARDEN:

mature shrubs, off-street parking 2 x cars. STORAGE CUPBOARD: 6'00" x 2'07" water tap, electric.



£775,000 Gallants Farm Road, East Barnet EN4



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	59	
(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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