



 3
Bedrooms

 1
Bathroom



Mantlestates are pleased to present this well-presented 3-BEDROOM TERRACED HOUSE. With MODERN FITTED KITCHEN & BATHROOM, downstairs cloakroom, gas central heating & double glazed. Overlooking Oak Hill Park & Very Close to Local schools, shopping facilities & WALKING DISTANCE TO OAKLEIGH PARK TRAIN STATION. OFFERED CHAIN FREE.

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ENTRANCE HALL: 5' 05" x 5' 02" (1.65m x 1.57m)

UPVC double glazed front door, laminated flooring, under-stairs storage cupboard, radiator.

KITCHEN AREA: 9' 06" x 6' 07" (2.90m x 2.01m)

Double-glazed window to rear aspect, wall, and floor-standing kitchen units, stone worktops, sink with drainer, glass splashback, halogen hob, electric oven, extractor, integrated fridge freezer, integrated washing machine, integrated dishwasher, sunken spotlights, laminated flooring.

THROUGH-LOUNGE: 24' 00" x 12' 00" (7.32m x 3.66m)

Bay double-glazed window to front aspect, curved radiator, double-glazed doors to rear aspect, laminated flooring.

CLOACK ROOM: 4' 04" x 2' 04" (1.32m x 0.71m)

Low-level flush water closet, laminated flooring, wash hand basin with mixer tap in vanity unit.

LANDING: 8' 00" x 3' 00" (2.44m x 0.91m)

Loft access, carpet.

SHOWER-WC: 5' 03" x 5' 07" (1.60m x 1.70m)

Double glazed window to rear aspect, ceramic floor tiles, low-level flush water closet, tiled shower cubicle, pedal stall wash hand basin with mixer tap, heated towel rail.

FRONT BEDROOM: 12' 08" x 10' 05" (3.86m x 3.17m)

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

REAR BEDROOM: 10' 08" x 12' 00" (3.25m x 3.66m)

Double glazed window to rear aspect, storage cupboard housing gas central heating boiler, carpet, radiator.


FRONT BEDROOM: 6' 09" x 7' 05" (2.06m x 2.26m)

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

GARDEN: 60' 00" x 18' 00" (18.29m x 5.49m)

Decking area & rear decking area, mainly laid to lawn, gate to the rear service road.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	61	
(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: Rushdene Avenue, East Barnet EN4

