



**BRITISH
PROPERTY
AWARDS**

2021



GOLD WINNER

ESTATE AGENT
IN BARNET



£559,950

TENURE : FREEHOLD

Rushdene Avenue, East Barnet EN4

Bedrooms : 3

Bathrooms : 1

Reception Rooms : 2

MODERN FITTED KITCHEN

**DOUBLE GLAZED & GAS
CENTRAL HEATING**

MODERN BATHROOM

CLOSE TO LOCAL SCHOOLS

VIEWS OF OAK HILL PARK

**SHORT WALK TO LOCAL
SHOPPING FACILITIES**

Mantlestates

2A Church Hill Road, East Barnet, EN4 8TB
office@mantlestates.com | 0208 275 1555
Website: <https://mantlestates.com/>



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.

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.

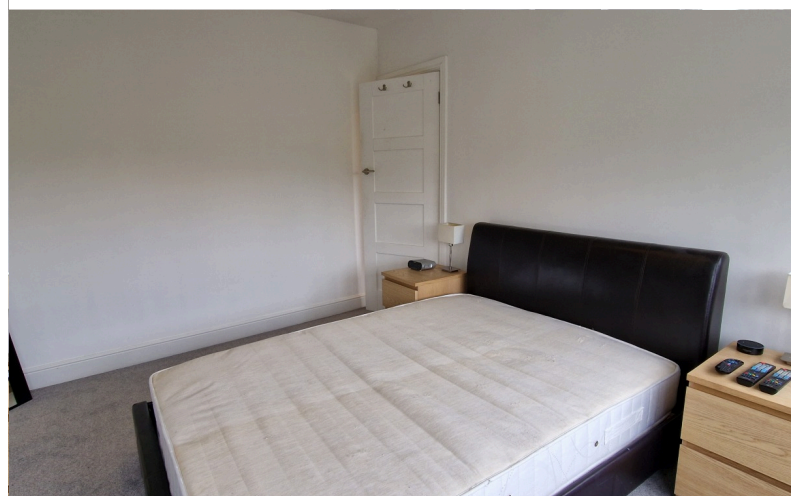
Mantlestates

2A Church Hill Road, East Barnet, EN4 8TB
office@mantlestates.com | 0208 275 1555

Website: <https://mantlestates.com/>









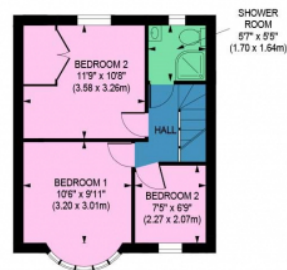
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Rushdene Avenue, East Barnet EN4



**41 RUSHDENE AVENUE,
BARNET,
EN4 8EN**

Approximate Gross Internal Floor Area
817 sq.ft / 75.90 sq.m



GROUND FLOOR

FIRST FLOOR



SCALE 1:200 @ A4

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
info@carters-surveyingservices.co.uk