




 5  
Bedrooms

 4  
Bathrooms



Mantlestates are pleased to offer this well-presented 5-BEDROOM SEMI-DETACHED HOUSE with 2 RECEPTIONS & EXTENDED KITCHEN/DINER/MORNING AREA. Boasting a modern kitchen, Large rooms & Separate SELF CONTAINED STUDIO. Off-street parking for up to 4 cars & well located to North Finchleys shopping facilities. OFFERED CHAIN FREE.

Mantlestates are pleased to offer this well-presented 5-BEDROOM SEMI-DETACHED HOUSE with 2 RECEPTIONS & EXTENDED KITCHEN/DINER/MORNING AREA. Boasting a modern kitchen, Large rooms & Separate SELF CONTAINED STUDIO. Off-street parking for up to 4 cars & well located to North Finchleys shopping facilities. OFFERED CHAIN FREE.

**ENTRANCE PORCH:** 3' 07" x 4' 06" (1.09m x 1.37m) : Double-glazed front door, tiled flooring.

**ENTRANCE HALL:** 24' 08" x 4' 05" (7.52m x 1.35m) : 24'08" x 4'05" > 2'08" Wooden flooring, double radiator, dado rail, coving to ceiling, under stairs storage cupboard, spotlights.

**WATER CLOSET:** 2' 05" x 4' 00" (0.74m x 1.22m) : Window-to-side aspect, low-level flush water closet, tiled walls, wash hand basin with mixer tap in vanity unit.

**FRONT RECEPTION:** 19' 00" x 13' 05" (5.79m x 4.09m) : Bay double-glazed window to front aspect, wooden flooring, dado rail, picture rail, coving to ceiling, feature fireplace with stone surround and gas fire, double radiator, ceiling rose.

**REAR RECEPTION ROOM:** 12' 03" x 12' 05" (3.73m x 3.78m) : Wooden flooring, coving to ceiling, ceiling rose, double radiator, storage cupboards on either side of chimney breast, tiled fireplace.

**WET ROOM:** 6' 08" x 5' 06" (2.03m x 1.68m) : Double glazed window to side aspect, sky-light, tiled walls, wash hand basin with mixer tap, low level flush water closet, wall shower mixer, heated towel rail, extractor, spot lights.

**KITCHEN - DINING AREA - MORNING AREA:** 31' 07" x 17' 05" (9.63m x 5.31m) : ( 31'07" > 23'04" ) x ( 17'05" > 10'06" ) 4 x skylights, 5-panel bi-folding doors to garden, double glazed sliding door to utility room. **KITCHEN AREA:** Wall and floor standing kitchen units, NEFF electric oven, NEFF steam oven, large sunken sink with mixer tap, instant hot water tap, water filter tap, fitted dishwasher, wine cooler, plumbed for washing machine, quartz worktops, 5 ring gas hob in the island, extractor, spotlights, underfloor heating, ceramic floor tiles. **DINING AREA:** Double radiator, spotlights, ceramic floor tiles, underfloor heating. **MORNING AREA:** Ceramic floor tiles, spotlights, double radiator.

**UTILITY ROOM:** 12' 07" x 3' 04" (3.84m x 1.02m) : Door to the front side entrance, skylight, tiled floor.

**FIRST FLOOR LANDING:** 16' 05" x 5' 06" (5.00m x 1.68m) : Stairs to the first-floor landing with carpet, dado rail, double glazed window to side aspect, laminated flooring, coving to ceiling, spotlights, steps to raised landing.

**WATER CLOSET:** 4' 02" x 2' 06" (1.27m x 0.76m) : Double glazed window to side aspect, low-level flush water closet, wash hand basin with mixer tap, tiled walls,

**REAR BEDROOM (2)** 15' 10" x 10' 05" (4.83m x 3.17m) : 15'10" x 12'07" x 10'05" Double-glazed window to rear aspect, double radiator, laminated flooring.

**WARDROBE AREA:** 5' 02" x 5' 06" (1.57m x 1.68m) : Laminated flooring, storage cupboards.

**EN-SUITE / SHOWER ROOM:** 8' 02" x 4' 03" (2.49m x 1.30m) : Double glazed window to side aspect, walk-in shower with wall mounted shower, bidet, wash hand basin with mixer tap in vanity unit, low-level flush water closet, heated towel rail, tiled walls, tiled flooring, coving to ceiling, extractor.

**MIDDLE BEDROOM (3):** 12' 00" x 12' 02" (3.66m x 3.71m) : Double-glazed window to rear aspect, double radiator, laminated flooring, storage cupboard.

**FRONT BEDROOM (1):** 16' 03" x 12' 01" (4.95m x 3.68m) : Double glazed window to front aspect, wall-to-wall fitted wardrobes, carpets, double radiator, coving to ceiling, corner shower cubicle.

**FRONT BEDROOM (4):** 12' 00" x 6' 00" (3.66m x 1.83m) : Double glazed window to front aspect, laminated flooring, radiator, coving to ceiling.

**LOFT LANDING:** 12' 06" x 2' 09" (3.81m x 0.84m) : Stairs with carpet.


**LOFT BEDROOM (5):** 12' 00" x 15' 01" (3.66m x 4.60m) : Velux window to rear aspect, laminated flooring, double radiator, fitted mirrored wardrobe. **EN-SUITE:** Velux window to rear aspect, shower cubicle, low-level flush water closet, radiator, sink with mixer tap, tiled walls, tiled flooring.

**GARDEN:** 55' 00" x 22' 01" (16.76m x 6.73m) : **COVERED AREA:** Resin flooring, storage units, door to utility room. **GARDEN AREA:** Artificial lawn, garden shed.

**STUDIO FLAT:** 11' 00" x 22' 00" (3.35m x 6.71m) : **STUDIO AREA:** Double glazed doors, 2 x skylights, laminated floor, spotlights. **KITCHENETTE AREA:** Sink drainer with mixer tap, wall and base unit. **SHOWER AREA:** Double glazed window to front aspect, heated towel rail, wash hand basin with mixer tap in vanity unit, low-level flush water closet, tiled walls, tiled floor, walk-in shower, spotlights.

**FRONT - DRIVEWAY:** 33' 00" x 22' 09" (10.06m x 6.93m) : Resin driveway, composite fence panels, off-street parking for up to 4 cars, CCTV



| Energy Efficiency Rating                           |          | Current   | Potential |
|--|----------|---|-----------|
| <i>Very energy efficient - lower running costs</i> |          |   |           |
| (92+)  | <b>A</b> |   |           |
| (81-91)  | <b>B</b> |   |           |
| (69-80)  | <b>C</b> |   |           |
| (55-68)  | <b>D</b> |   |           |
| (39-54)  | <b>E</b> |   |           |
| (21-38)  | <b>F</b> |   |           |
| (1-20)   | <b>G</b> |   |           |
| <i>Not energy efficient - higher running costs</i> |          |   |           |
|  |          | 58  | 70        |
| <b>England, Scotland &amp; Wales</b>               |          | EU Directive 2002/91/EC  |           |

Address: FRIERN PARK, London N12

