



 **4**  
Bedrooms

 **2**  
Bathrooms



Mantlestates are pleased to offer this well-presented Victorian EXTENDED 4 BEDROOM TERRACED HOUSE with 2 BATHROOMS, through-lounge & fitted kitchen/breakfast room. Boasting an abundance of period features. Very well located to New Barnet Train Station, Shopping facilities, Leisure Centre & Gymnasium. Near to J-COS School, Cromer Rd School & Queen Elizabeth Girls School, also easy access to High Barnet Tube Station.

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**ENTRANCE HALL:** 15' 00" x 5' 05" (4.57m x 1.65m)

Front door with leaded glass stained glass, radiator, wooden flooring, dado rail, coving to ceiling, under stairs storage cupboard.

**THROUGH-LOUNGE: (Lounge area)** 14' 00" x 12' 08" (4.27m x 3.86m)

Square bay double glazed window to front aspect, wooden flooring, double radiator, coving to ceiling, ceiling rose, detailed ceiling cornice, log wood burner.

**THROUGH-LOUNGE: (Dining area)** 11' 08" x 10' 04" (3.56m x 3.15m)

Wooden flooring, double radiator, coving to ceiling, ceiling rose, detailed ceiling cornice.

**W/C:** 4' 03" x 5' 00" (1.30m x 1.52m)

Low-level flush water closet, wash hand basin with mixer tap in vanity unit, wooden flooring, extractor, storage cupboard housing hot water cylinder.

**KITCHEN/DINER:** 14' 00" x 17' 02" (4.27m x 5.23m)

KITCHEN AREA: double glazed window to rear aspect, skylight, wall and base units, under unit lighting, half tiled splash back, Siemens oven and grill, plumber for washing machine, fitted dishwasher, stainless steel sink drainer with mixer tap, Whirlpool gas hob in island, extractor hood, wooden flooring. BREAKFAST AREA:

Double glazed door to garden, Samsung wine cooler, double radiator wooden flooring, double radiator, spotlights, skylight.

**FIRST FLOOR LANDING:** 8' 02" x 7' 05" (2.49m x 2.26m)

Carpet.

**BATHROOM:** 6' 02" x 7' 06" (1.88m x 2.29m)

Double glazed window to rear aspect, kidney bathtub with built-in taps & shower mixer, low-level flush water closet, wash hand basin with mixer tap, tiled flooring, tiled walls, spotlights.

**REAR BEDROOM (2):** 11' 08" x 10' 04" (3.56m x 3.15m)

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

**FRONT BEDROOM (1):** 14' 00" x 10' 08" (4.27m x 3.25m)

Double glazed window in square bay to front aspect, double radiator, carpet.

**FRONT BEDROOM (3):** 7' 00" x 8' 01" (2.13m x 2.46m)

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

**LOFT LANDING:** 8' 07" x 3' 08" (2.62m x 1.12m)

Carpet, Skylight.

**LOFT SHOWER ROOM:** 6' 02" x 5' 01" (1.88m x 1.55m)

Double glazed window to rear aspect, heated towel rail, wash hand basin with mixer tap in vanity unit, low-level flush water closet, walk-in shower cubicle, spotlights, laminated flooring.

**LOFT BEDROOM (4):** 14' 02" x 9' 09" (4.32m x 2.97m)

Double glazed Juliet balcony doors to rear aspect, 2 x skylights to front aspect, fitted wardrobes & storage into eaves, carpet, radiator, spotlights.

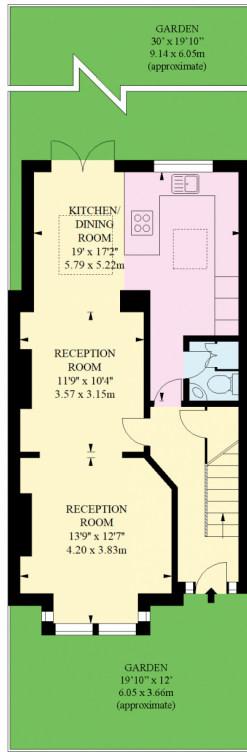
**GARDEN:** 41' 00" x 18' 05" (12.50m x 5.61m)

Mainly laid to lawn, sandstone front patio area, decking rear patio area, garden shed.

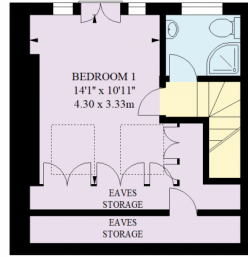


**£735,000**  
**Shaftesbury Avenue, New Barnet EN5**

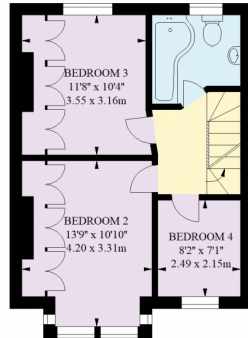
**Shaftesbury Avenue, EN5**  
 Approx. Gross Internal Area \*  
 1416 Ft<sup>2</sup> - 131.55 M<sup>2</sup>  
 (Including Eaves Storages)



Ground Floor



Second Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale  
 \* As Defined by RICS - Code of Measuring Practice

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	<b>A</b>	<b>83</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>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

Address: Shaftesbury Avenue, New Barnet EN5

