



 3  
Bedrooms

 1  
Bathroom





Mantlestates are pleased to offer this very well-presented & **EXTENDED 3-BEDROOM SEMI-DETACHED HOUSE WITH GARAGE TO THE SIDE**. Newly fitted kitchen, bathroom, flooring, and new decor. Near to East Barnets & Cockfosters popular schools, shopping facilities & transport links. Walking distance to Trent Park & easy access to M25. Off street parking & **OFFERED CHAIN FREE**.

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**ENTRANCE PORCH:** 2' 01" x 5' 04" (0.64m x 1.63m)

Double-glazed front door.

**ENTRANCE HALL:** 12' 11" x 5' 04" (3.94m x 1.63m)

Laminated flooring, radiator, under-stairs storage cupboard.

**FRONT RECEPTION:** 13' 07" x 12' 00" (4.14m x 3.66m)

Bay double-glazed window to front aspect, laminated flooring, radiator, feature fireplace with gas burner.

**REAR RECEPTION:** 11' 09" x 11' 02" (3.58m x 3.40m)

Double glazed doors to garden, laminated flooring, radiator, feature fireplace.

**KITCHEN:** 15' 00" x 7' 00" (4.57m x 2.13m)

Double glazed window to rear aspect, double glazed door to garden, wall, and floor standing kitchen units, stainless steel sink drainer with mixer tap, plumbed for washing machine, tiled flooring, electric oven, electric hob, extractor, spotlights, part tiled walls, radiator

**LANDING:** 9' 05" x 3' 00" (2.87m x 0.91m)

Double glazed window to side aspect, carpet.

**FRONT BEDROOM (1):** 13' 08" x 11' 07" (4.17m x 3.53m)

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

**REAR BEDROOM (2):** 11' 08" x 11' 06" (3.56m x 3.51m)

Double glazed window to rear aspect, carpet, radiator, fitted wardrobe.

**FRONT BEDROOM (3):** 7' 03" x 5' 06" (2.21m x 1.68m)

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

**BATHROOM:** 5' 05" x 5' 05" (1.65m x 1.65m)

Double glazed window to rear aspect, panel bath with mixer tap, low-level flush water closet, wash hand basin with mixer tap in vanity unit, tile flooring, tiled walls.

**GARDEN:** 40' 00" x 26' 07" (12.19m x 8.10m)

40ft long x 26.07 wide narrowing to a point. Raised patio, garden shrubs, access to the front, lawn.

**GARAGE:** 15' 04" x 8' 10" (4.67m x 2.69m)

power & lighting.





# £650,000 Lakeside Crescent, East Barnet EN4



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		72
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	47	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Address: Barnet, EN4

