



BRITISH
PROPERTY
AWARDS

2021



GOLD WINNER

ESTATE AGENT
IN BARNET



£2,500 pcm

Westbrook Crescent, New Barnet, EN4

Bedrooms : 4

Bathrooms : 1

Reception Rooms : 1

**4 BEDROOM SEMI DETACHED
HOUSE**

GAS CENTRAL HEATING

**DOUBLE GLAZED
THROUGHOUT**

**OFF STREET PARKING FOR
3-4 CARS**

GARDEN

MODERN KITCHEN

Mantlestates

2A Church Hill Road, East Barnet, EN4 8TB

office@mantlestates.com | 0208 275 1555

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



Mantlestates are pleased to offer this 4 BEDROOM END OF TERRACED HOUSE with kitchen & spacious lounge/dining room. Boasting outbuilding in the garden, storage, off-street parking for 4-5 cars, double glazed & gas central heating. very near to Victoria Park & Leisure Centre. Near to popular local schools and easy access to New Barnet Train Station & Shopping Facilities. Available NOW

Entrance Porch:

Double-glazed windows & door, wood floor.

Entrance Hall:

Wood floor, radiator.

Lounge: 17'06 >9'09 x 12'06 < 22'01

Double glazed window to front aspect, double glazed door to the garden, wood floor, 2 radiators.

Kitchen: 14'09 x 11'02

Double glazed door to the side aspect, 2 double glazed windows to the rear aspect, wall & base units, gas range cooker, part tiled walls, tiled floors.

First Floor Landing:

Double-glazed window to the side aspect, wooden flooring, radiator.

Bathroom:

Double glazed window to the rear aspect, low-level flush w/c, panel bath with mixer tap & shower attachment, wash hand basin with vanity unit, tiled wall, tiled floor, extractor.

Bedroom: 9'00 x 7'05

Double glazed window to rear aspect, wood flooring, radiator.

Bedroom: 12'01 x 9'00

Double glazed window to rear aspect, wood flooring, radiator.

Bedroom: 13'07 x 9'06

Double-glazed window to the front aspect, wood flooring, radiator.

Bedroom: 9'05 x 11'03

Double-glazed window to the front aspect, wood flooring, radiator.

Garden

Off-street parking for 3 - 4 cars

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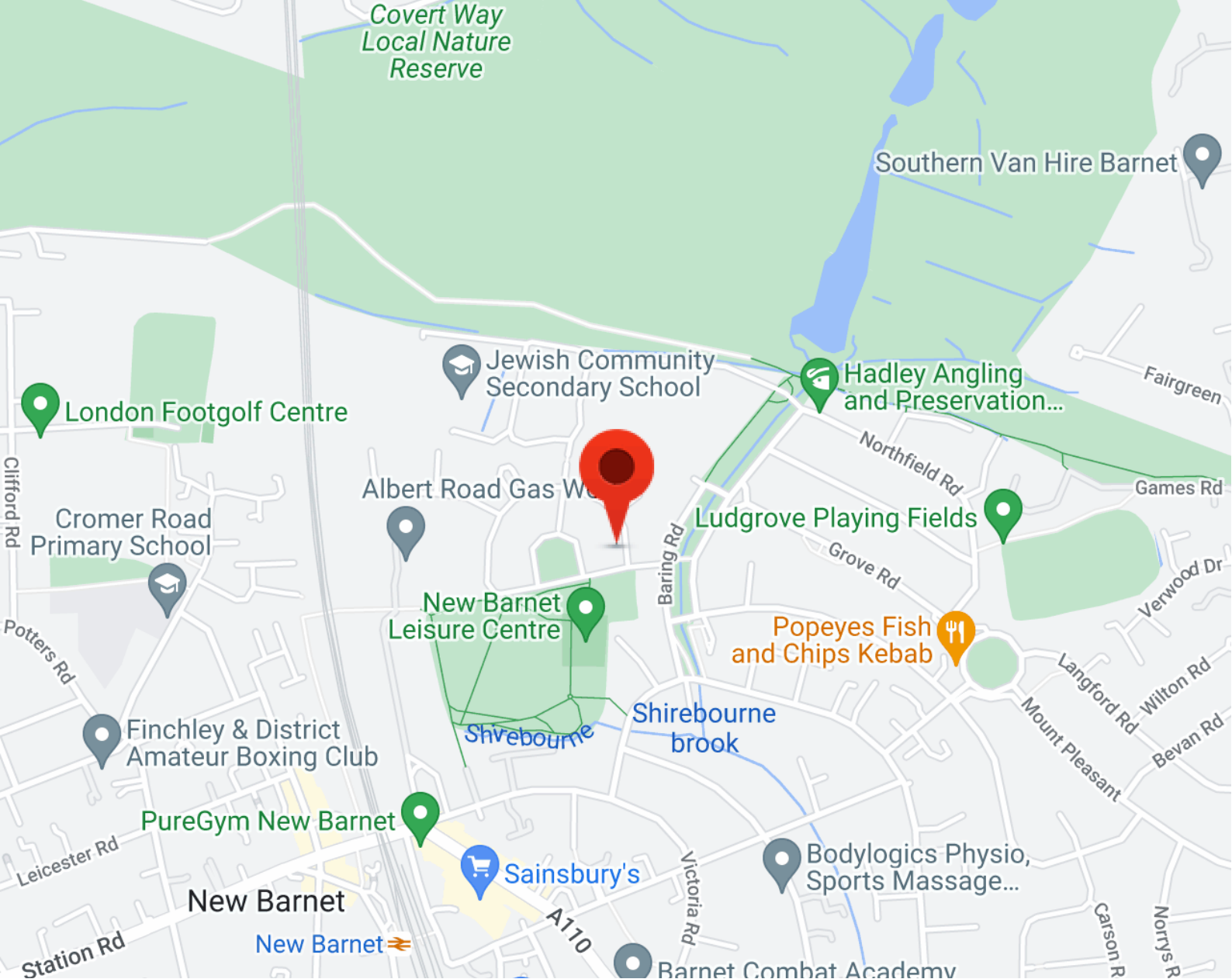
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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