



 **3**  
Bedrooms

 **1**  
Bathroom





Mantlestates are pleased to present this well presented 3 bedroom semi-detached house with 2 receptions & modern fully fitted kitchen, south-facing garden. Easy access to highly rated Ofsted schools. Off-street parking up to 3 cars. Easy access to Cockfosters & New Barnet train stations & amenities.

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**ENTRANCE HALL** 11' 00" x 6' 00" (3.35m x 1.83m)

Double glazed window to the side aspect, double radiator, wood floor, understairs storage cupboard.

**RECEPTION** 25' 03" x 12' 08" (7.70m x 3.86m)

Double glazed bay window to the front aspect, wood floor, 2 double radiators, gas fire with marble hearth & surround & mantelpiece, coving, dado rail. OPEN TO.....

**KITCHEN** 10' 00" x 9' 00" (3.05m x 2.74m)

Double glazed window to the rear aspect, roll edge work surface, ceramic floor, built-in wall & base units, plumbing for washing machine & dishwasher, built-in fridge/freezer, tiled walls, porcelain butler sink with mixer taps.

**LANDING**

Double glazed window to the side aspect, carpet dado rail, loft access.

**BATHROOM** 7' 09" x 7' 00" (2.36m x 2.13m)

Double glazed window to the side aspect, the oval bath with mixer tap & shower attachment, low-level flush w/c, radiator, pedestal wash hand basin, tiled shower cubicle, and tiled walls.

**BEDROOM** 11' 00" x 10' 08" (3.35m x 3.25m)

Double glazed window to the rear aspect, carpet, radiator, cupboard housing boiler.

**BEDROOM** 14' 02" x 10' 07" (4.32m x 3.23m)

Double glazed bay window to the front aspect, built-in wardrobes, double radiator.

**BEDROOM** 8' 00" x 10' 00" (2.44m x 3.05m)

Double glazed window to the front aspect, carpet, double radiator, built-in wardrobe.

**GARDEN** 81' 00" x ' ' (24.69m x 0.00m)

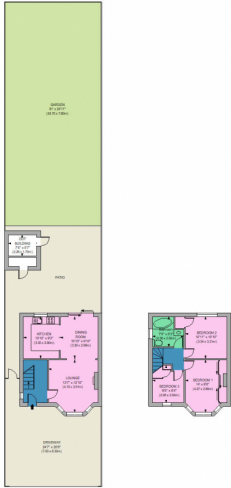
South facing garden, a gate to front, patio, shed, lawn, outbuilding in 2 sections, floral surround, trees.





**LINTHORPE ROAD,  
BARNET, EN4 9BY**

Approximate Gross Internal Floor Area  
908 sq.ft / 84.34 sq.m



GROUND FLOOR

FIRST FLOOR

0 3 6 9 12 15 SCALE METRES  
SCALE 1:300 @ 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  
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**£679,950**

**Linthorpe Road, New Barnet EN4 9BY**

