



4
Bedrooms

2
Bathrooms



Mantlestates are pleased to present this very well presented 4 bedroom Edwardian terraced house with an abundance of features throughout, boasting 2 bathrooms, fitted kitchen / diner, gas central heating, garden with patios & outbuilding. Very well located to East Barnet Village shopping facilities, restaurants & schools. Very near to Oakleigh Park Overground station. Must be seen.

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ENTRANCE HALL 15' 06" x 5' 02" (4.72m x 1.57m)

Radiator, coving to ceiling, picture rail, laminate floor, 2 under stairs storage cupboards.

KITCHEN/ DINER 8' 01" x 20' 02" (2.46m x 6.15m)

8'01 < 12'04 X 20'02 Kitchen area: Double glazed window to the rear aspect, wall & base units, double oven, butler style sink with mixer tap, plumbing for dishwasher, gas hob, spotlights. Dining Area: Double glazed door to the rear aspect, coving to ceiling, spotlights.

UTILITY CUPBOARD 3' 00" x 3' 02" (0.91m x 0.97m)

Plumbing for washing machine & dryer, window to the side aspect.

LOUNGE 14' 10" x 14' 08" (4.52m x 4.47m)

14'10 into square bay x 14'08 Window to the front aspect with secondary glazing, coving to ceiling, picture rail, carpet, featured fireplace with tiled surround, radiator.

LANDING 7' 03" x 7' 08" (2.21m x 2.34m)

Carpet, picture rail, coving to ceiling.

BATHROOM 8' 03" x 7' 05" (2.51m x 2.26m)

Sash window to the rear aspect, roll edge bath tub with mixer tap & shower attachment, low-level flush w/c, wash hand basin, storage cupboard, coving to ceiling, spotlights, heated towel rail.

REAR BEDROOM 12' 01" x 13' 00" (3.68m x 3.96m)

Sash window to the rear aspect, laminate floor, radiator, coving to ceiling, picture rail.

FRONT BEDROOM 11' 06" x 12' 09" (3.51m x 3.89m)

Window to front aspect, carpet, picture rail, radiator.

FRONT BEDROOM 8' 00" x 7' 01" (2.44m x 2.16m)

Window to the front aspect, laminate floor, picture rail, radiator.

LOFT LANDING 3' 00" x 3' 00" (0.91m x 0.91m)

Carpet, skylight window.

BATHROOM 8' 02" x 7' 00" (2.49m x 2.13m)

Double glazed window to the rear aspect, double walk-in shower, low-level flush w/c, storage cupboard, wash hand basin, heated towel rail, spotlights.

LOFT ROOM 18' 10" x 13' 09" (5.74m x 4.19m)

18'10 X 11'04 < 13'09 Double glazed window to the rear aspect, skylights to the front aspect, carpet, radiator, storage into eaves.

REAR GARDEN 42' 00" x 25' 00" (12.80m x 7.62m)

Raised decking, vegetable patch, and potential off-street parking.

OUTBUILDING 22' 00" x 88' 00" (6.71m x 26.82m)

Power & wood floor.



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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