















Mantlestates are pleased to offer this 3 bedroom end of terraced house with separate receptions, garden with garage and off street parking for 2 cars. Well located to local schools & Oak Hill park.

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**ENTRANCE HALL** 14' 09" x 5' 10" (4.50m x 1.78m)

Radiator, under stairs storage cupboard.

**CLOAK ROOM** 4' 02" x 2' 08" (1.27m x 0.81m)

Low-level flush w/c, wash hand basin, part tiled walls, extractor.

**FRONT RECEPTION** 14' 04" x 12' 00" (4.37m x 3.66m)

Double glazed window to the front aspect, 2 radiators, carpet.

**REAR RECEPTION** 14' 03" x 11' 05" (4.34m x 3.48m)

Double glazed window to the rear aspect, double glazed door to the garden, carpet, featured fireplace, radiator.

**KITCHEN/ MORNING AREA** 17' 06" *x* 7' 00" (5.33m *x* 2.13m)

17'06 X 7'00 > 5'08 MORNING AREA: Double-glazed window to the side aspect, radiator, wall & base units. KITCHEN AREA: Double glazed window to the rear aspect, double glazed door to the garden, wall & base units, part tiled walls, plumbing for washing machine, stainless steel sink drainer with mixer tap, electric oven, gas hob.

**FIRST FLOOR LANDING** 7' 07" x 6' 04" (2.31m x 1.93m)

Double-glazed window to the side aspect, carpet, and loft access.

**BATHROOM** 7' 04" x 6' 01" (2.24m x 1.85m)

Double glazed window to the rear aspect, tiled wall, heated towel rail, low-level flush w/c, wash hand basin with mixer tap, walk-in shower, storage cupboard housing hot water cylinder.

**REAR BEDROOM** 14' 02" x 11' 05" (4.32m x 3.48m)

Bay double-glazed window to the rear aspect, carpet, radiator, and wall-to-wall wardrobes.

**FRONT BEDROOM** 14' 10" x 11' 08" (4.52m x 3.56m)

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

**FRONT BEDROOM** 8' 05" x 6' 06" (2.57m x 1.98m)

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

**GARDEN** 71' x 22' (21.64m x 6.71m)

Patio area, artificial grass, garden shed.

**GARAGE** 19' 00" x 10' 00" (5.79m x 3.05m)





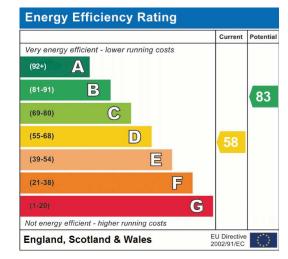
## FIRST FLOOR

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What every attent is to be made the excusing of the foot plan contained their measurements of through wellow, them been also do not an example the action and in responsible to taken for any error omission or mile attended. This plan is for illustrative purposes only and should be used as such by any prospedive purchaser. The services, systems and applicates shown have not been tested and no guarantee as to their operability or efficiency can be given the properties of the pro

GROUND FLOOR

## £625,000 Church Hill Road, East Barnet, EN4



Address: Church Hill Road, East Barnet, EN4

