



Offers in the region of £550,000

FREEHOLD

Falkland Avenue, New Southgate, N11

Bedrooms : 3

Bathrooms : 2

Reception Rooms : 2

**3 DOUBLE BEDROOM
TERRACED HOUSE**

**LOCATED IN A QUIET CUL DE
SAC**

GAS CENTRAL HEATING

DOUBLE GLAZED

SOUTH FACING GARDEN

**WITHIN WALKING DISTANCE
TO ARNOS GROVE
UNDERGROUND STATION &
NEW SOUTHGATE
OVERGROUND STATION**

Mantlestates

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

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3 Double bedroom terraced house in a quiet cul de sac within walking distance of Arnos Grove underground station & New Southgate overground station. The property is in a good decorative order also benefiting from a south-facing garden. Gas central heating, double glazed throughout.

ENTRANCE PORCH:

Ceramic floor tiles.

ENTRANCE HALL:

Stain glass door, wood floor, fitted cupboard, double radiator, under stairs storage cupboard.

RECEPTION: 15'00 X 9'09

Led double glazed window to the front aspect, wood floor, single radiator, ornamental cast iron fireplace & mantelpiece with tiles inset, dado rail.

RECEPTION AREA: 12'00 X 9'05

Double glazed door to garden, woodblock floor, dado rail, double radiator, cupboard housing boiler & plumbing for washing machine, quarry floor tiles. OPEN TO

KITCHEN: 8'06 X 6'00

Double glazed window to the rear aspect, ceramic floor, roll edge work surface, porcelain sink with mixer tap, part tiled walls, built-in gas hob, double oven, extractor, range of fitted wall & base units, plumbing for washing machine.

LANDING:

Wood floor, dado rail, built-in cupboard, single radiator.

BEDROOM: 12'00 X 9'03

Double glazed window to the rear aspect, laminate floor, single radiator, picture rail.

BEDROOM: 12'02 X 9'04

Leaded double glazed window to the front aspect, window shutters, built-in wardrobe, single radiator, picture rail.

BEDROOM IN LOFT: 15'05 X 12'02

Lead double glazed window to the front and rear aspect, carpet, built-in wardrobes, dado rail. DOOR TO

ENSUITE/ SHOWER:

Double glazed window to the rear aspect, tiled shower cubicle, wash hand basin in vanity unit with mixer taps, laminate floor, heated towel rail.

BATHROOM:

Double glazed window to the rear aspect, 2 cupboards, ceramic floor, low-level flush w/c, panel bath with mixer tap & shower attachment, wide wash hand basin with vanity unit & mixer tap, heated towel rail, part tiled walls.

EXTERIOR:

South facing 44FT rear garden, patio, lawn, flowerbed, external tap, shed with electricity & wooden floor.

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