



 **4**  
Bedrooms

 **2**  
Bathrooms



Mantlestates are pleased to present this **EXTENDED WELL PRESENTED 4 BEDROOM SEMI-DETACHED HOUSE** boasting modern decor, kitchen/ breakfast room, 2 bright large receptions, double glazing throughout, gas central heating, 2 bathrooms, off-street parking for 2 cars, long rear garden, 2 sheds & garage . Near Oakleigh Park overground station, close to East Barnet Village shopping facilities and restaurants.

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**ENTRANCE PORCH:**

Hardwood flooring, radiator, understairs storage cupboard.

**FRONT RECEPTION: 16'02" X 12'06"**

Double glazed window to the front aspect, feature gas fireplace.

**REAR RECEPTION: 12'00" X 11'05"**

Spotlights, double doors to kitchen/ breakfast room.

**KITCHEN: 17'09" X 10'00"**

Modern high gloss fully fitted kitchen, range of fitted wall and base units, built-in gas hob, oven, extractor, dishwasher, stainless sink drainer with mixer tap.

**BREAKFAST AREA:**

Breakfast bar with seating, tiled flooring, kitchen dining table seating 6, Double doors to the garden.

**UTILITY ROOM: 10'00" X 7'00" (into unit)**

Cupboard housing boiler, mega flow, storage, tiled floors.

**CLOAKROOM:**

Low-level flush w/c, wash hand basin with mixer tap, tiled floor.

**LANDING:**

Large window for natural light.

**FAMILY BATHROOM: 8'08" X 6'03"**

Double glazed window to the side aspect, double shower cubicle, low-level flush w/c, wash hand basin with mixer tap, spotlights, tiled floor top the ceiling, modern heated towel rail.

**REAR BEDROOM: 12'04" X 11'09"**

Double glazed window to the rear aspect, fitted wardrobes, carpet, radiator.

**MASTER BEDROOM: 16'10" X 12'04"**

Double glazed bay window to front aspect, spotlights, fitted wardrobes, radiator, carpet.

**BEDROOM: 8'00" X 6'06"**

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

**LOFT BEDROOM: 19'08" X 11'09" up to wardrobes**

2 Velux windows to the front aspect, radiator, spotlights.

**EN-SUITE: 8'08" X 5'01"**

Fully tiled walk-in shower cubicle with mixer taps and shower attachment, wash hand basin with mixer tap, low-level flush w/c, heated towel rail, double glazed to the side aspect.

**REAR GARDEN:**

**PATIO AREA:**

Lawn, 2 sheds & garage.



£825,000  
MONKS AVENUE BARNET, EN5

The image shows a graphic for an Energy Performance Certificate (EPC). On the left is a house icon with a green outline and the words 'Energy Efficiency' inside. To its right is a vertical bar with seven horizontal segments, each labeled with a letter from A to G, representing energy efficiency ratings. The segments are colored: A (dark green), B (medium green), C (light green), D (yellow-green), E (yellow), F (orange), and G (red). To the right of this bar, the letters 'EPC' are written in large, bold, red font. Below the 'EPC' and the bar, the text 'Coming soon' is written in a large, bold, dark grey font. A red horizontal bar with a small white icon is positioned below the 'Coming soon' text.

