



**BRITISH  
PROPERTY  
AWARDS**

**2021**



**GOLD WINNER**

ESTATE AGENT  
IN BARNET



**Offers in excess of £2,000,000**

**TENURE : FREEHOLD**

**Langton Avenue, Whetstone N20**

**Bedrooms : 4**

**Bathrooms : 3**

**Reception Rooms : 5**

**STUNNING 4 - 5 DOUBLE  
BEDROOM FULLY DETACHED  
HOUSE**

**SECLUDED WESTERLY  
FACING REAR GARDEN WITH  
WORKSHOP**

**5 RECEPTIONS - LOFT ROOM  
WITH EN-SUITE - 3  
BATHROOMS**

**SET IN QUIET LOCATION**

**CARRIAGE DRIVE WAY**

**SHORT WALK TO WHETSTONE'S  
POPULAR SHOPPING  
FACILITIES/RESTAURANTS/WINE  
BARS & SCHOOLS**

**Mantlestates**

2A Church Hill Road, East Barnet, EN4 8TB  
info@mantlestates.com | 0208 275 1555

Website: <https://mantlestates.com/>



Mantlestates are pleased to offer this Stylish and well-presented 4 / 5 DOUBLE BEDROOM DETACHED HOUSE with CARRIAGE DRIVEWAY. Boasting Loft room/Lounge/Study/Snug/Dining Room/Fitted Kitchen/Extension & Secluded Westerly facing garden. Very near to Oakleigh Park Train Station with access to Kings Cross & Moorgate via Finsbury Park & walking distance to Totteridge & Whetstone Tube Station & easy access to Whetstone's popular shopping facilities, restaurants & wine bars. Offered Chian Free.

**ENTRANCE HALL:** 13' 03" x 10' 01" (4.04m x 3.07m)

Antique wooden flooring, picture rail, coving to ceiling, radiator.

**CLOAK ROOM:** 6' 02" x 4' 03" (1.88m x 1.30m)

(6'02" x 4'03") x (3'05 x 2'08") Window to front aspect, wash hand basin in vanity unit with mixer tap, tiled walls, tiled flooring, spotlights, low-level flush water closet, wall mirror.

**FRONT RECEPTION:** 16' 05" x 15' 01" (5.00m x 4.60m)

Antique wooden flooring, leaded picture window to side aspect x 2, fireplace, coving to ceiling.

**KITCHEN AREA:** 17' 08" x 12' 30" (5.38m x 4.42m)

Tiled flooring, wall, and floor standing units, quartz worktops, stainless steel sink with mixer tap, under-unit lighting, breakfast bar, extractor, range free standing cooker, fitted dishwasher, fitted fridge & freezer.

**UTILITY ROOM:** 16' 05" x 5' 08" (5.00m x 1.73m)

Door to front and to rear garden, radiator, stainless steel sink drainer with mixer tap, plumber washing machine.

**EXTENSION/CONSERVATORY** 9' 10" x 39' 00" (3.00m x 11.89m)

Double glazed doors x 3 to garden, sky-lights x 3, wooden flooring.

**DINING ROOM:** 12' 10" x 16' 00" (3.91m x 4.88m)

Wooden flooring, coving to ceiling, spotlights, fireplace with wooden mantle piece.

**SNUG:** 12' 10" x 16' 00" (3.91m x 4.88m)

Double doors to office, sky-lights x 2, wooden flooring, radiator.

**STUDY:** 12' 10" x 9' 04" (3.91m x 2.84m)

Window to front aspect, wooden flooring, spotlights, skylight.

**FIRST FLOOR LANDING:** 26' 02" x 4' 02" (7.98m x 1.27m)

(26'02" x 4'02") x (9'05 x 6'05) Carpet, window to front aspect, coving to ceiling, picture rail, spot lights, storage cupboard, radiator.

**FRONT BEDROOM (1):** 15' 05" x 15' 00" (4.70m x 4.57m)

15'04 into bay x 15'00. bay window to front aspect, carpet, coving to ceiling, radiator, spotlights.

**WALK-IN-WARDROBE:** 7' 00" x 7' 10" (2.13m x 2.39m)

(7'00" up to wardrobe x 7'10" up to wardrobe) Window to side aspect fitted wardrobes on 2 walls, carpet, spotlights.

**EN-SUITE:** 6' 08" x 6' 06" (2.03m x 1.98m)

Window to front aspect, heated towel rail, wash hand basin in vanity unit with mixer tap, low-level flush water closet, walk-in shower, extractor, wall mirror tiled flooring, tiled walls.

**REAR BEDROOM (3):** 9' 02" x 13' 03" (2.79m x 4.04m)

Double glazed window to rear aspect, laminated flooring, radiator.

**REAR BEDROOM (2):** 12' 01" x 15' 02" (3.68m x 4.62m)

Double glazed window to rear aspect, fitted wardrobes, radiator, laminated flooring.

**FAMILY SHOWER ROOM:** 10' 05" x 6.03' " (3.17m x 1.84m)

Window to front aspect, double walk-in shower, wash hand basin in vanity unit with mixer tap, low-level flush water closet, tiled flooring, tiled walls, heated towel rail, extractor.

**REAR BEDROOM (4):** 16' 09" x 9' 03" (5.11m x 2.82m)

(16'09" x 6'04" < 9'03") Double glazed window to rear aspect, laminated flooring, radiator, spot lights.

**LOFT ROOM:** 33' 01" x 13' 02" (10.08m x 4.01m)

Sky-lights x 4 to front, side, and back aspect, double glazed window to rear aspect, laminated flooring.

**BATHROOM:** 8' 04" x 8' 09" (2.54m x 2.67m)

Sky light on 2 aspects, low-level flush water closet, wash hand basin in vanity unit and mixer tap, panel bath with mixer tap.

**GARDEN:** 88' 07" x 47' 07" (27.00m x 14.50m)

Patio area, mainly laid to lawn, raised flower bed, fruit tree, secluded, garden shed.

**FRONT:**

Carriage drive way with parking for several cars, flower bed.

**EXTRA'S**

We have been advised by the vendor that the property has been re-wired and re-plumbed. Increased water flow capacity from the mains supply with increased capacity hot water system to accommodate several showers without loss of pressure.

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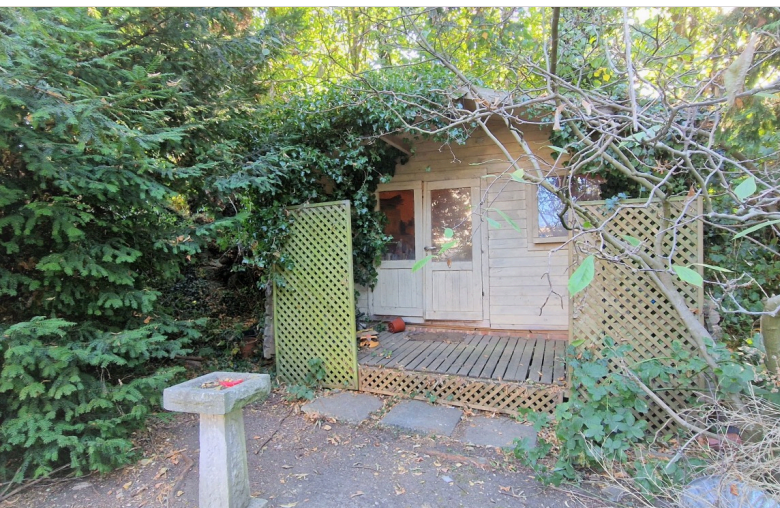




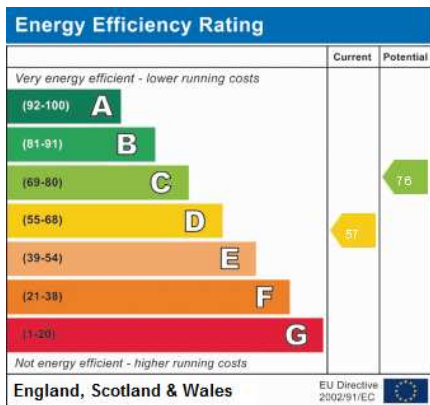
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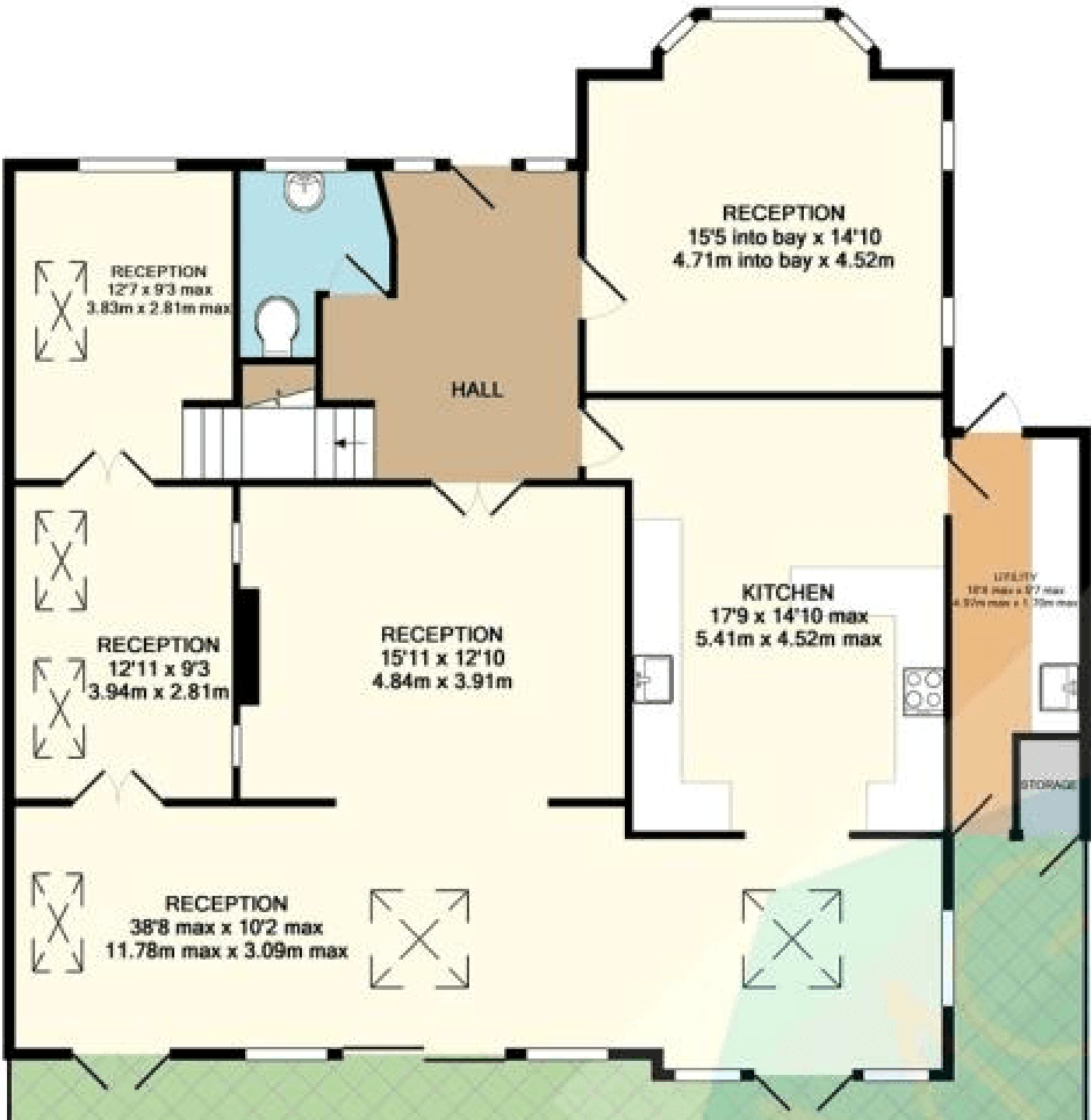












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