



## **MANSFIELD AVENUE, EAST BARNET/COCKFOSTERS BDRS., EN4**

A LARGER THAN AVERAGE 3 DOUBLE BEDROOM SEMI-DETACHED HOUSE WITH INTEGRAL GARAGE (OWN DRIVE), DEEP FRONTAGE & A LARGE REAR GARDEN, SITUATED IN A POPULAR LEAFY TURNING ON THE COCKFOSTERS BORDERS, & IS OFFERED AT A REALISTIC PRICE. There is a Bright & Spacious Double Aspect Reception Room, a Good Sized Fitted Kitchen/Diner and an Upstairs Bathroom. This Double Glazed & Gas Centrally Heated Property Offers Scope for Extension & Improvement. There are Currently 2 Off Street Parking Spaces, with Plenty of Space to Add More where there is currently an area laid to lawn. Situated in a Convenient Location, for Buses, Local Shops, Access to Cockfosters Tube Station, as well as Good Local Schools & Other Local Amenities.



### **ACCOMMODATION**

\* ENTRANCE VESTIBULE \* DOUBLE ASPECT LOUNGE/DINER \* FITTED KITCHEN/DINER \* 3  
DOUBLE BEDROOMS \* BATHROOM \* APPROX. 100' REAR GARDEN \* INTEGRAL GARAGE WITH  
OWN DRIVE \* OFF STREET PARKING FOR 2 CARS + AREA LAID TO LAWN \*  
\* SERVICES: GAS CENTRAL HEATING \* FEATURES: DOUBLE GLAZING \*

**PRICE: £600,000 FREEHOLD O.I.E.O**



**LOUNGE/DINER: PIC. 1 21'5 x 17'7 max (6.53m x 5.36m max)**

**Double Aspect with Double Glazed Window to Front, Double Glazed Sliding Patio Doors to Rear, Wood Panelled Wall. Access to Kitchen.**



**LOUNGE/DINER: PIC. 2  
Different Aspect of Lounge/Diner.**





**FITTED KITCHEN/DINER: 13'1 x 8'5 (3.99m x 2.57m)**

**Well Fitted with Floor & Wall Units, Sink Unit with Mixer Taps, Slot in Cooker. Ample Dining Area. Large Double Glazed Window Overlooking Rear Garden, Door to Side & Garden.**



**BEDROOM 1: 13' x 12'4 (3.96m x 3.76m)**

**Double Glazed Window to Front, Fitted Wardrobes, Radiator.**





**BEDROOM 2: 12'4 x 8'2 (3.76m x 2.49m)**  
**Double Glazed Window to Rear, Fitted Wardrobes, Radiator.**



**BEDROOM 3: 11'5 x 9'8 (3.48m x 2.95m)**  
**Double Glazed Window to Front, Fitted Wardrobes, Radiator.**





**BATHROOM/SEP. WC.**  
**White Bathroom Suite, Double Glazed Window to Rear.**



**SECLUDED REAR GARDEN: PIC. 1 95'2 x 28'5 (29.01m x 8.66m)**  
**Good Sized Rear Garden - Mainly Laid to Lawn, Paved Patio Area - Mature Trees, Shrubs & Plants.**





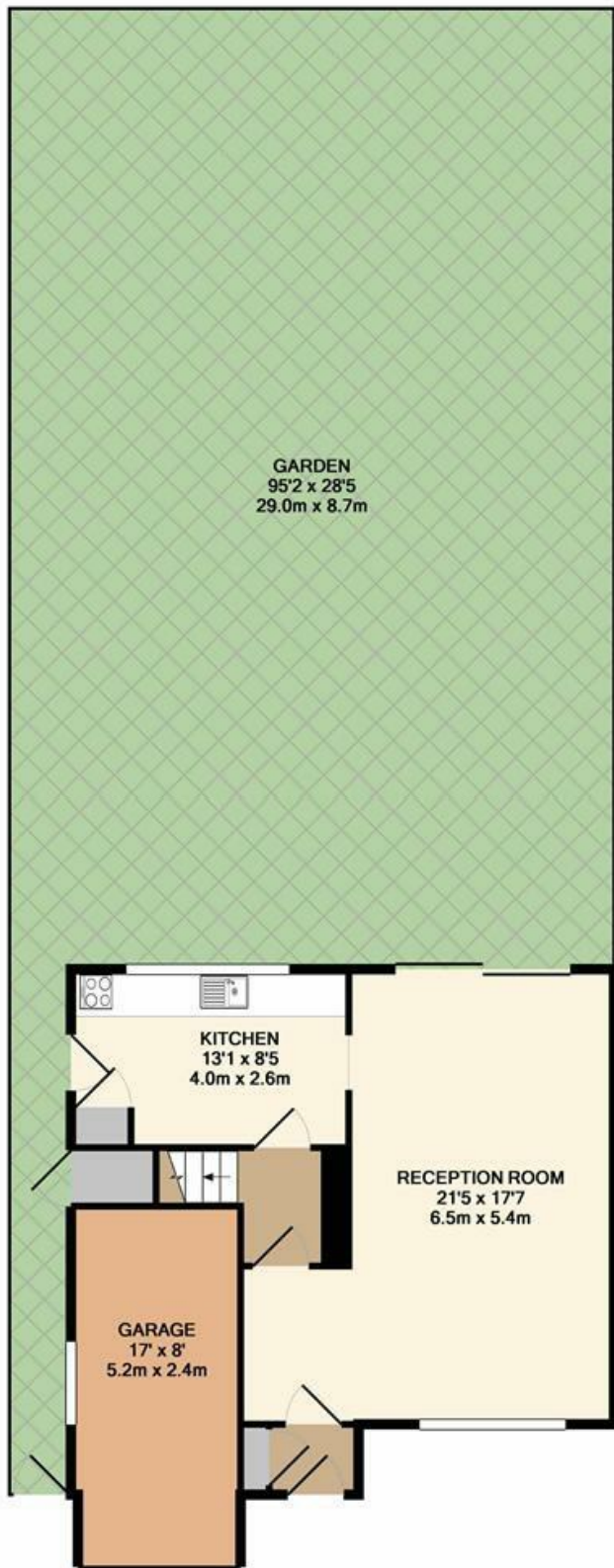
**REAR GARDEN: PIC. 2**  
**Rear Section of Garden**



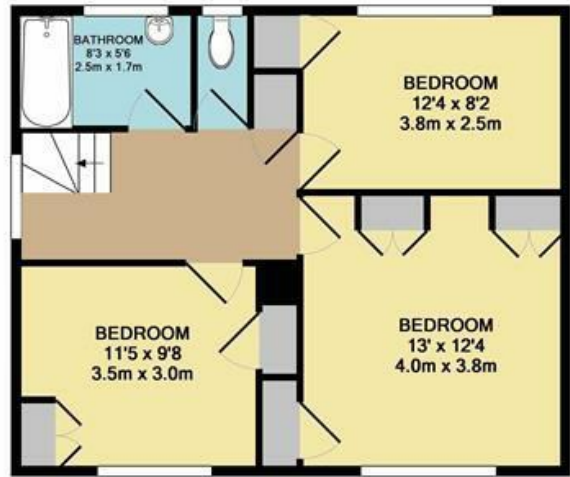
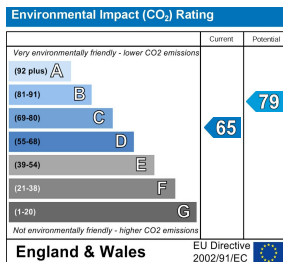
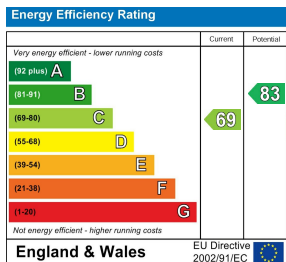
**REAR VIEW OF PROPERTY:**







GROUND FLOOR  
APPROX. FLOOR  
AREA 610 SQ.FT.  
(56.7 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 543 SQ.FT.  
(50.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1154 SQ.FT. (107.2 SQ.M.)

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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The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order, or fit for their purposes. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration purposes only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate.