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MANSFIELD AVENUE, EAST BARNET, COCKFOSTERS BDRS., EN4

Situated at the Upper End of Mansfield Avenue and close to the Cockfosters Borders, we are pleased to offer this BRIGHT, SPACIOUS, WELL PRESENTED & PROFESSIONALLY EXTENDED 3 BEDROOM & 2 BATHROOM DOUBLE-GLAZED & DOUBLE-FRONTED SEMI DETACHED HOUSE WITH A DEEP FRONTAGE PROVIDING OFF STREET PARKING FOR SEVERAL CARS, To the Ground Floor there is a THROUGH LOUNGE, SEPARATE DINING ROOM & A LARGE & WELL FITTED KITCHEN/DINER WITH GRANITE WORKTOPS & INTEGRATED APPLIANCES. The Sunny Rear Garden is not Overlooked. Conveniently Located for Buses, Shops & Good Schools as well as being accessible for Cockfosters Tube Station (Picc. Line) & Trent Park. This Attractive Family Home is Certainly Worth Viewing to Avoid Disappointment.



ACCOMMODATION

* ATTRACTIVE ENTRANCE HALL * RECEPTION ROOM: 22'9 X 17'6 (6.93M X 5.33M) * DINING ROOM: 16'6 X 9'9 (5.03M X 2.97M) * LUXURY FITTED KITCHEN/DINER: 17'6 X 13'3 (5.33M X 4.04M) * BEDROOM 1: 13'6 X 12'3 (4.11M X 3.73M) * EN SUITE SHOWER ROOM * BEDROOM 2: 11'5 X 10'6 (3.48M X 3.20M) * BEDROOM 3: 8'10 X 8' (2.69M X 2.44M) * MODERN BATHROOM * REAR GARDEN * FRONT GARDEN * PAVED OFF STREET PARKING FOR AT LEAST 3 CARS * SERVICES: GAS CENTRAL HEATING * FEATURES: DOUBLE GLAZING

PRICE: £660,000 FREEHOLD O.I.E.O

ENTRANCE HALL
Attractive Entrance Hall with 2 x Double Glazed Front Doors with Leaded Light Insets, Double Glazed Leaded Light Window to Side.



RECEPTION ROOM: PIC. 1 22'9 x 17'6 n to 12'7 (6.93m x 5.33m n to 3.84m)
Semi Open Plan Reception Room with Double Glazed Leaded Light Window to Front, Double Glazed Sliding Patio Doors to Patio & Rear Garden, Cornicing. Radiators.



RECEPTION ROOM: PIC. 2
Further Aspect of Reception Room Showing Limestone Fireplace with Granite Inset & Hearth. Gas Coal Effect Fire with Remote Control.



RECEPTION ROOM: PIC 3
Also Showing Access to Dining Room & Luxury Fitted Kitchen/Diner.



DINING ROOM: 16'6 x 9'9 (5.03m x 2.97m)
Originally a Garage Conversion, but now a Very Usable Room with Double Glazed Leaded Light Window to Front & Double Glazed Window to Side.



KITCHEN/DINER: PIC 1 17'6 x 13'3 (5.33m x 4.04m)
Well Fitted Kitchen/Diner with Ample White Laminate Floor & Wall Units by Magnet, 1.5 Inset Stainless Steel Sinks with Mixer Taps, Induction Hob, Bosch Eye Level Double Oven with Grill, Integrated Dishwasher, Granite Worktops. Plumbed for Washing Machine & Space for Dryer. Also Space for Fridge & Freezer. Spotlights. .



KITCHEN/DINER: PIC 2
Conservatory Style Extension to Dining Area with 2 Sets of Double Glazed Sliding Patio Doors with Beautiful Outlook and Access to Garden & Paved Patio Area. Porcelain Flooring.



FIRST FLOOR LANDING
Bright Landing with Large Frosted Double Glazed Flank Window.



BEDROOM 1 13'6 x 12'3 (4.11m x 3.73m)
Double Glazed Leaded Light Window to Front, Free Standing Wardrobe Unit with 8 White Laminate Doors. Door to Shower En Suite.



SHOWER EN SUITE
Walk in Shower Cubicle, Low Flush WC., Pedestal Wash Hand Basin. Part Tiled. Double Glazed Window.



BEDROOM 2 11'5 x 10'6 (3.48m x 3.20m)
Large Leaded Light Double Glazed Window to Front, Fitted Wardrobes, Radiator.



BEDROOM 3 8'10 x 8' (2.69m x 2.44m)
Double Glazed Window, Radiator, Fitted Cupboard.
Note: This was originally a double bedroom but part has been partitioned off to created the Shower En Suite - but it could be re-instated if wished.



SPACIOUS MODERN BATHROOM:
Modern White Bathroom Suite Comprising Panelled Bath, Pedestal Wash Hand Basin, Low Flush WC., Chrome Heated Towel Rail. Fully Tiled on 2 Walls. Spotlights.



REAR ELEVATION OF PROPERTY
Rear Elevation of Property - Also Showing Extension.

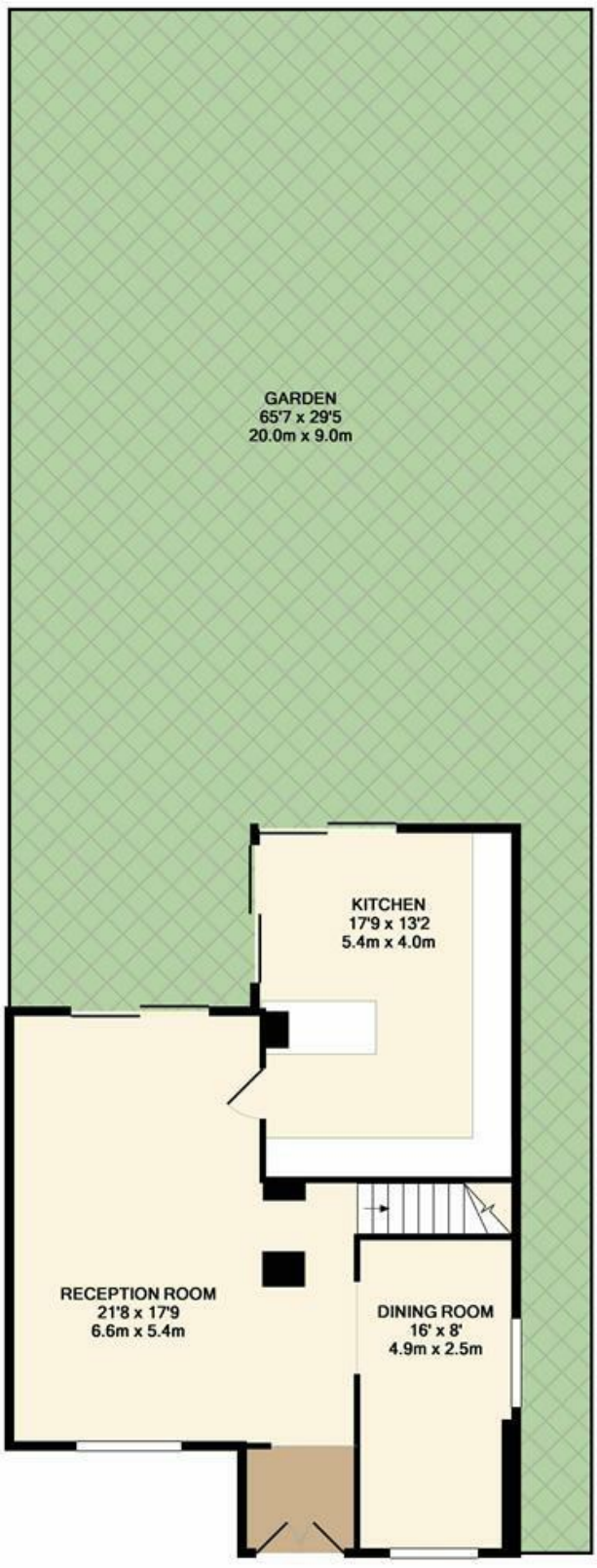


REAR GARDEN:
Attractive Rear Garden with Sunny Aspect, Secluded, Mature Trees, Not Overlooked. Water Feature.

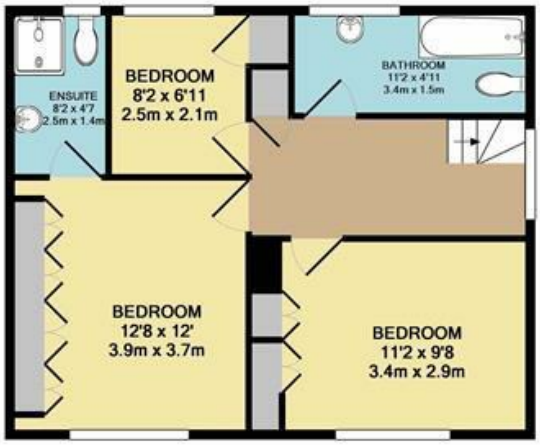


PATIO AREA & GARDEN
Paved Patio Area Accessed from both Reception Room & from Dining Area of Luxury Fitted Kitchen/Diner.





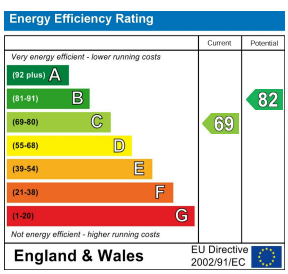
GROUND FLOOR
APPROX. FLOOR
AREA 750 SQ.FT.
(69.7 SQ.M.)

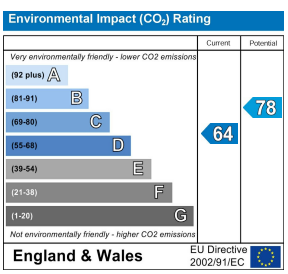


1ST FLOOR
APPROX. FLOOR
AREA 530 SQ.FT.
(49.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1280 SQ.FT. (118.9 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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NAEA
National Association of Estate Agents

The Property Ombudsman

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.

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