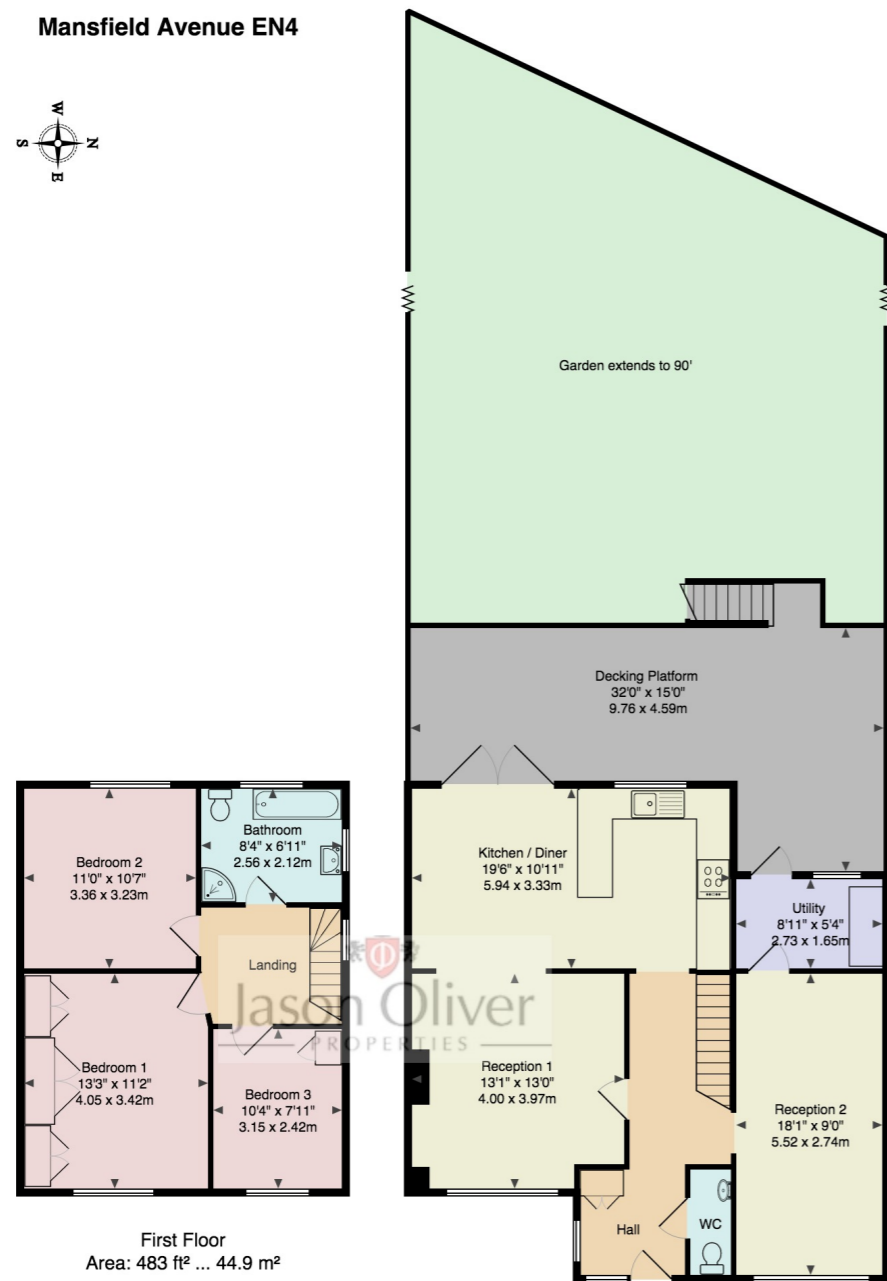


Mansfield Avenue EN4

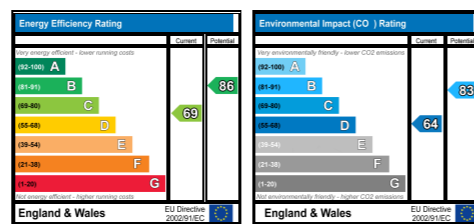


First Floor  
Area: 483 ft<sup>2</sup> ... 44.9 m<sup>2</sup>

First Floor  
Area: 762 ft<sup>2</sup> ... 70.8 m<sup>2</sup>

Total Area: 1245 ft<sup>2</sup> ... 115.7 m<sup>2</sup>

Dimensions are approximate for display purposes only. (c) Peninsula Surveys Ltd.



  
**Jason Oliver**  
PROPERTIES

Mansfield Avenue, East Barnet, EN4



This immaculately presented and spacious three bedroom extended semi detached house is situated within walking distance to Cockfosters local amenities as well as close proximity to Cockfosters & Oakwood Tube Stations (Piccadilly Line) and Trent Park. The property benefits from through lounge, open plan fully fitted modern kitchen, family room, utility room, downstairs cloakroom, family bathroom, 90ft rear garden and a drive providing off street parking. The property is situated within catchment of East Barnet and Southgate schools.

**£580,000** Freehold

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# Mansfield Avenue, East Barnet, EN4

## APPROACH

Approached via block paved drive providing off street parking, surrounded by lawn and shrub and plant boarder.

## HALLWAY

Storage cupboard, two radiators, double glazed window to side, wooden flooring, alarm pad, understairs cupboard.

## RECEPTION ONE

13'1" x 13'0" (3.99m x 3.96m)  
Double glazed windows to front, wooden flooring, coving, radiator, wall light, radiator.

## KITCHEN/DINER

19'6" x 10'11" (5.94m x 3.33m)  
Range of wall and base units, double glazed window and doors to rear, two Hotpoint oven/grills, 5 rings stainless steel gas hob with stainless steel Hotpoint extractor above, stainless steel sink with mixer tap, wooden worktops, partly tiled walls, coving to ceiling, wooden flooring/lino.

## RECEPTION TWO

18'1" x 9'0" (5.52m x 2.74m)  
Double glazed windows to front, wooden flooring, radiator, coving to ceiling.

## UTILITY ROOM

8'11" x 5'4" (2.73m x 1.63m)  
Double glazed window and door to rear, wall unit, worktop, plumbing for washing machine, coving, wooden flooring.

## DOWNSTAIRS CLOAKROOM

Suite comprising hand wash basin with mixer tap, low flush w.c., tiled floor, double glazed obscure window to front.



# Mansfield Avenue, East Barnet, EN4

## LANDING & STAIRS

Double glazed obscure window to side, access to loft, wooden flooring, carpeted stairs.

## MASTER BEDROOM

13'3" x 11'2" (4.05m x 3.40m)  
Double glazed windows to front, range of fitted wardrobes, carpet, radiator.

## BEDROOM TWO

3.36m x 3.23m (11'0" x 10'7")  
Double glazed windows to rear, wooden flooring, radiator, coving to ceiling.

## BEDROOM THREE

3.15m x 2.42m (10'4" x 7'11")  
Double glazed windows to front, fitted cupboard, wooden flooring, radiator, coving to ceiling.

## FAMILY BATHROOM

8'4" x 6'11" (2.54m x 2.12m)  
Suite comprising panelled bath with mixer tap and shower attachment, shower cubical with power shower, pedestal hand wash basin with mixer taps, low flush w/c, fully tiled walls and floor, heated towel rail, double glazed windows to side and rear.

## GARDEN

Approx. 90ft, wooden decking stepping down to paved patio area, remainder laid to lawn surrounded by trees, shrub and plant boarders, shed, storage room.

