

Mansfield Avenue, Barnet

£625,000

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- Four/Five Bedroom, Double Fronted, Semi Detached Property
- Off Street Parking
- Flexible Living Space with Two Reception Rooms and Utility/Study on Ground Floor
- Close to Green Spaces including Oak Hill Park
- Within Easy Reach of an Abundance of Restaurants, Shops and Amenities along Cockfosters High Street
- Convenient for Cockfosters Underground (Piccadilly Line) as well as Oakleigh Park National Rail (Moorgate)
- In Catchment of Sought After Schools including Danegrove Primary, St Mary's CofE Primary and East Barnet and Southgate Secondary Schools

For more images of this property please visit havilands.co.uk

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Havilands are pleased to present for sale this FOUR/FIVE BEDROOM, SEMI DETACHED PROPERTY on Mansfield Avenue, EN4. Offering 1,294sqft of flexible living space this double fronted property benefits from off street parking and proximity to green spaces. The property itself is comprised of two reception rooms, kitchen, w/c and utility/study on the ground floor. Up on the first floor there are four good sized rooms and a fifth room that can be used as a nursery or home office plus bathroom and separate w/c. Outside the property offers side access and the garden tappers to 24ft. Ideally located on a sought after turning and backing onto Oak Hill Park and The property is also convenient for Cockfosters Underground (Piccadilly Line) as well as Oakleigh Park National Rail (Moorgate). For families the property is within catchment of sought after schools including Danegrove Primary, St Mary's CofE Primary and East Barnet and Southgate Secondary Schools. Viewing highly recommended.

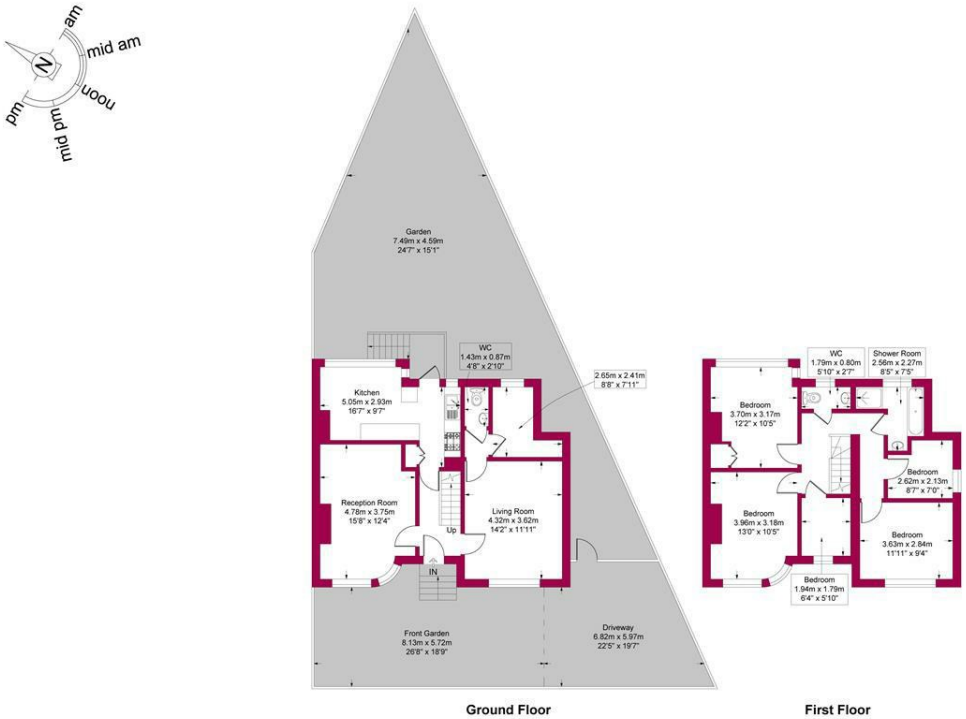
Tenure: Freehold
Local Authority: Barnet
Council Tax Band: E (2026/27 £2,606.51)
EPC: TBC

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Mansfield Avenue, EN4

Approximate Gross Internal Area = 1294 sq ft / 120.2 sq m



Ground Floor First Floor

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.

RICS Certified Property Measurer

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