



Ridgeway Avenue, Barnet, EN4 8TW

Asking Price: £665,000

Freehold

Ridgeway Avenue, Barnet, EN4 8TW

This well presented three bedroom house set on this sought after location moments from East Barnet village with 70ft garden & off street parking.

Accommodation comprises bright entrance hall, bay fronted reception room, dining room to rear of property & modern fitted kitchen with integrated appliances. Three bedrooms to first floor with family bathroom and potential to extend STPP.

Situated on this quiet turning close to East Barnet village and its array of shops and cafes with highly regarded schools close by including Dangrove & St Mary's CofE Primary & East Barnet Secondary. Oak Hill Park and Oakleigh Park train station are within walking distance.

- **THREE BEDROOM HOUSE**
- **WELL PRESENTED THROUGHOUT**
- **TWO RECEPTION ROOMS**
- **MODERN KITCHEN**
- **POTENTIAL TO EXTEND STPP**
- **OFF STREET PARKING**
- **70FT GARDEN**
- **CLOSE TO SCHOOLS**
- **COUNCIL TAX BAND E**



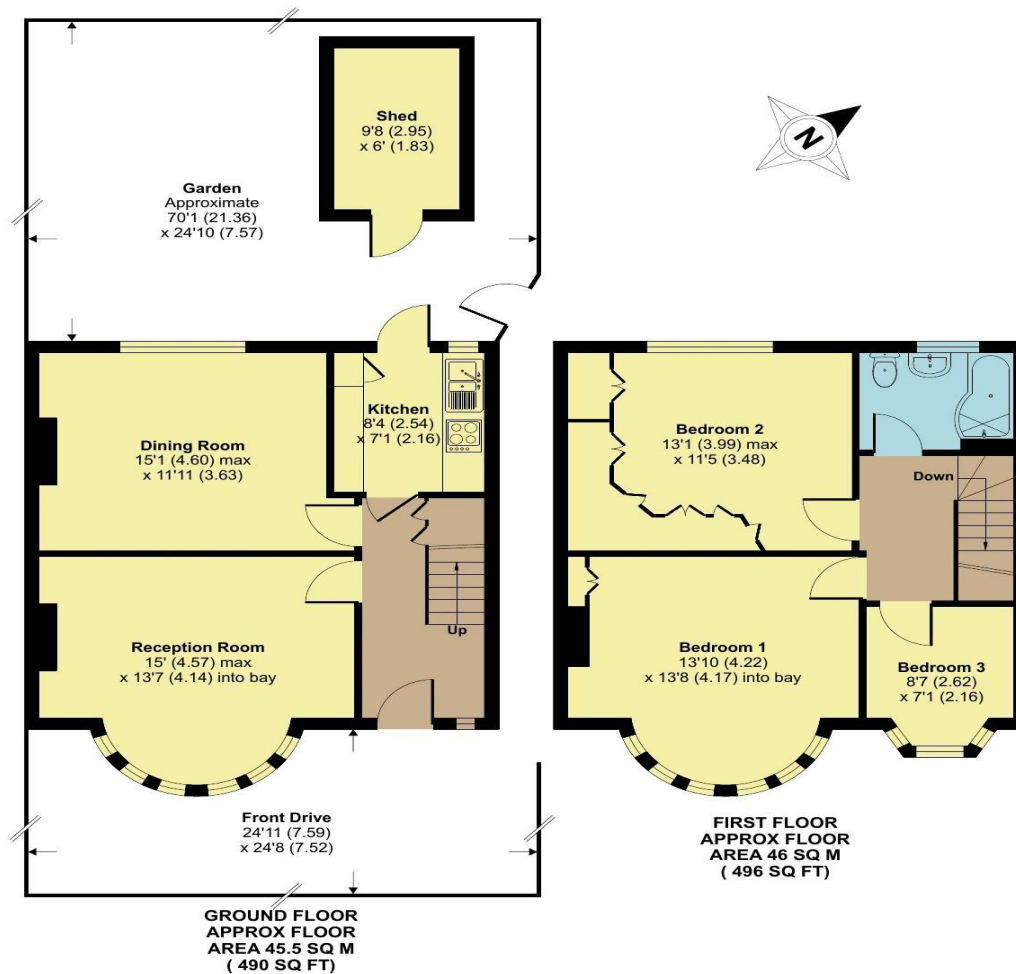
Ridgeway Avenue, Barnet, EN4

Approximate Area = 986 sq ft / 91.6 sq m

Shed = 58 sq ft / 5.3 sq m

Total = 1044 sq ft / 96.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hunters - Barnet & Whetstone. REF: 1141427











| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 84 B |
| 69-80 | C | | |
| 55-68 | D | 57 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Hunters Whetstone

99 Russell Lane
Whetstone
N20 0BA

T: 020 8368 7138

E: info@hunters-whetstone.co.uk

www.hunters-whetstone.co.uk

Disclaimer

The agent has not checked any apparatus, fixtures or fittings or services and cannot verify they are in working order or fit for their purpose. Neither has the agent checked the legal documentation to verify the Freehold / Leasehold status of the property. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property.