



**Derwent Avenue, Barnet, EN4 8LU**

**Offers in Excess of £550,000**

*Freehold*

## Derwent Avenue, Barnet, EN4 8LU

Set on this quiet residential turning this CHAIN FREE two bedroom semi-detached bungalow with south facing garden and outbuilding.

Accommodation comprises, entrance hall, open plan kitchen living room with integrated appliances, conservatory, two bedrooms, & shower room. Potential to extend STPP and benefitting from well kept south facing garden, outbuilding with power & off street parking.

Situated on this popular turning close to Oakleigh Park Station, the property is also well placed for the area's top primary & secondary schools as well as East Barnet Village's shops and transport links.

- **CHAIN FREE**
- **SEMI-DETACHED BUNGALOW**
- **TWO BEDROOMS**
- **SOUTH FACING GARDEN**
- **OUTBUILDING**
- **QUIET RESIDENTIAL TURNING**
- **SHOWER ROOM**
- **CONSERVATORY**
- **POTENTIAL TO EXTEND STPP**
- **COUNCIL TAX BAND D**



### 31 Derwent Avenue

Approximate Gross Internal Area = 67 sq m / 721 sq ft  
Outbuilding = 15.3 sq m / 165 sq ft  
Total = 82.3 sq m / 886 sq ft

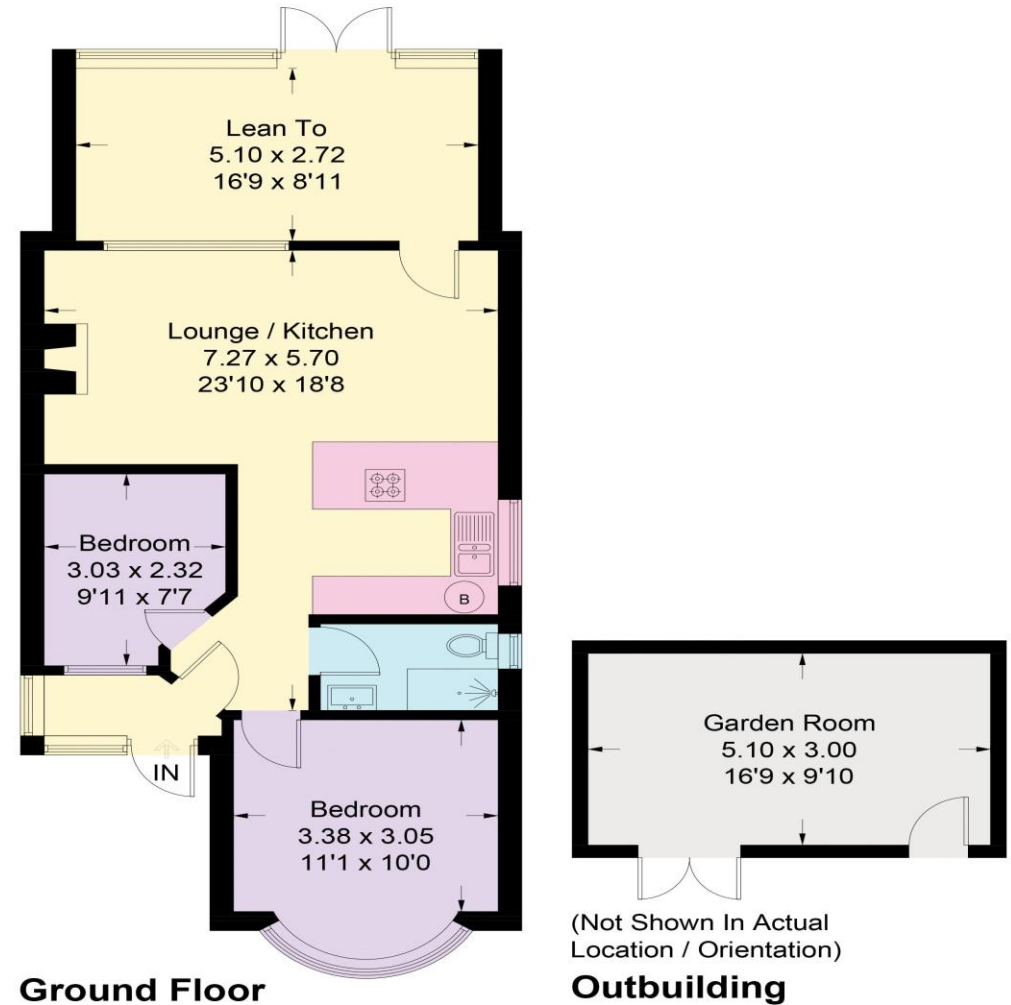


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1215534)









Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

**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.

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