



**Ridgeway Avenue, Barnet, EN4 8TW**

**Asking Price: £835,000**

*Freehold*

## Ridgeway Avenue, Barnet, EN4 8TW

This well presented extended four bedroom house set on this quiet residential turning close to East Barnet village and Oakhill park with superb open plan kitchen diner and two further reception rooms.

Accommodation comprises entrance hall, generous front reception with wooden floors and feature fireplace, further reception with additional fireplace leading to open plan kitchen diner with integrated appliances, gas hob & skylights. Guest W/C and shower room to ground floor. Three bedrooms to first floor with fitted wardrobes and three piece family bathroom. Additional bedroom to the loft with potential to add en-suite.

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, Oakleigh Park train station & Cockfosters Tube station are all within walking distance.

- **SPACIOUS FOUR BEDROOM HOUSE**
- **IMMACULATELY PRESENTED**
- **KITCHEN DINER**
- **TWO RECEPTION ROOMS**
- **FAMILY BATHROOM**
- **W/C AND SHOWER ROOM TO GROUND FLOOR**
- **EXTENDED TO GROUND FLOOR AND LOFT**
- **OFF STREET PARKING & 51FT GARDEN**
- **WALKING DISTANCE TO COCKFOSTERS TUBE & OAKLEIGH PARK TRAIN**
- **CLOSE TO SCHOOLS & OAK HILL PARK**



### Ridgeway Avenue, Barnet, EN4

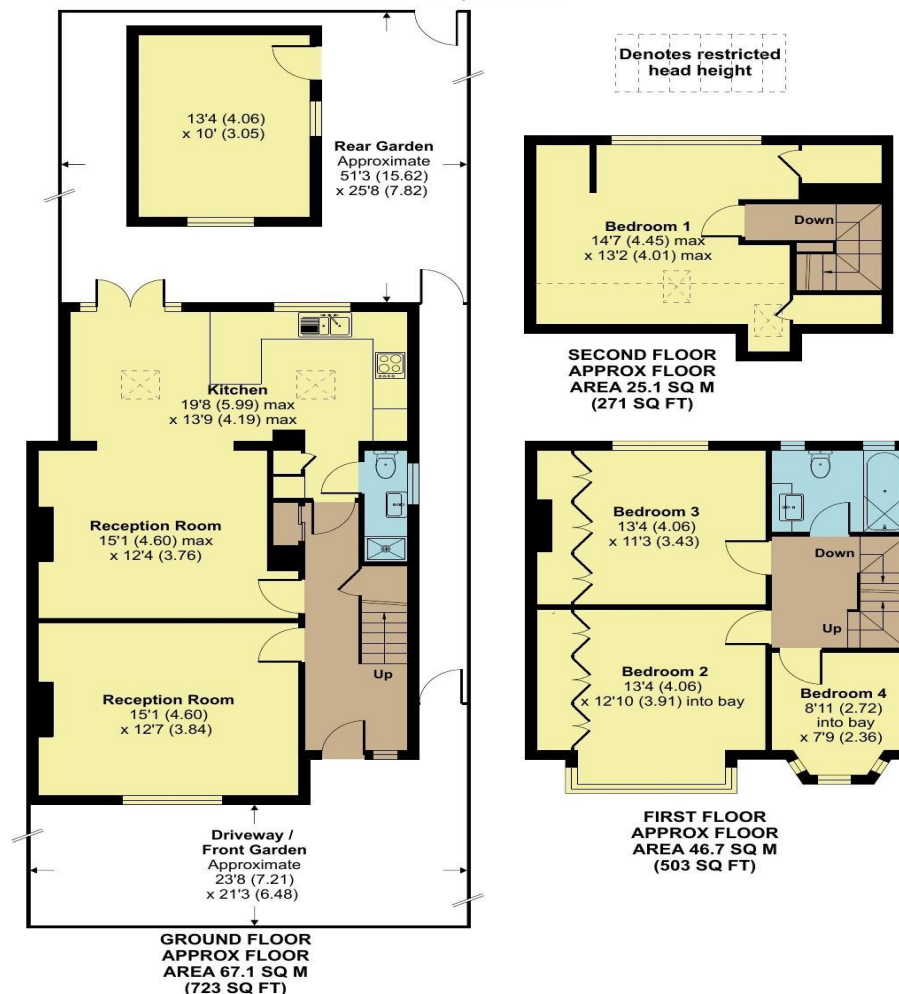
Approximate Area = 1447 sq ft / 134.4 sq m

Limited Use Area(s) = 50 sq ft / 4.6 sq m

Outbuilding = 133 sq ft / 12.3 sq m

Total = 1630 sq ft / 151.4 sq m

For identification only - Not to scale

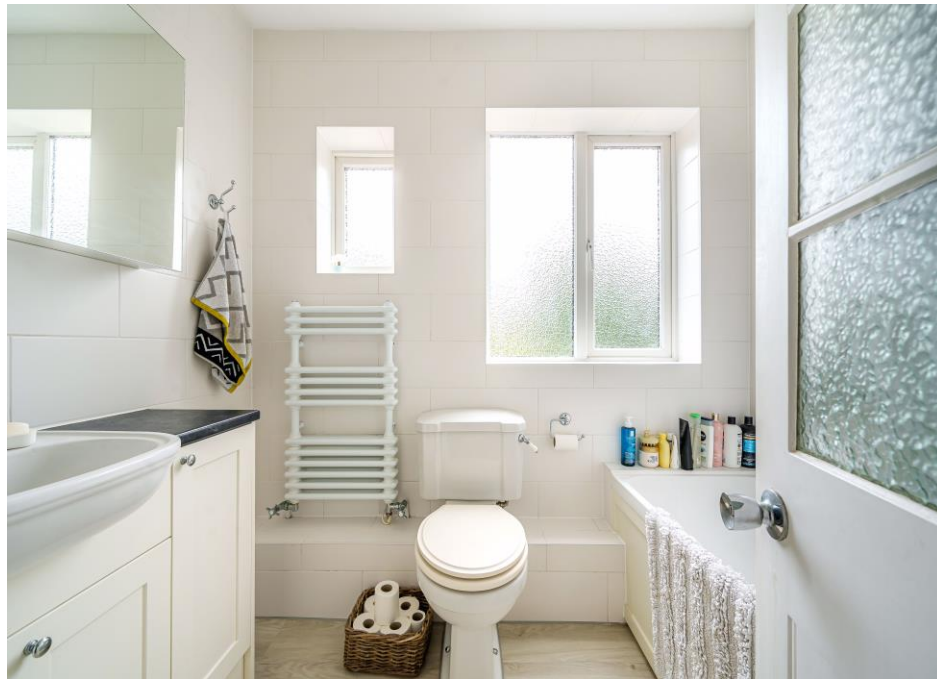


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hunters - Barnet & Whetstone. REF: 1194696











Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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### 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.