



Grange Avenue, Barnet, EN4 8NJ **Asking Price: £650,000**
Freehold

Grange Avenue, Barnet, EN4 8NJ

Set on this quiet residential turning this three bedroom semi-detached house with South facing rear garden, off street parking and has potential to extend STPP.

Accommodation comprises, entrance hall, bay fronted reception room, rear reception room open plan kitchen & downstairs bathroom. Three bedrooms to first floor with fully tiled three piece shower room. Potential to extend in the loft and ground floor STPP. Benefitting from 66ft South facing garden, outbuilding and off street parking to front.

Situated in this convenient location within 0.4miles of Oakleigh Park Station and with good primary schools and Oak Hill Park in the immediate vicinity.

- **THREE BEDROOM HOUSE**
- **SEMI-DETACHED**
- **QUIET RESIDENTIAL TURNING**
- **OFF STREET PARKING**
- **66FT SOUTH FACING GARDEN**
- **TWO RECEPTION ROOMS**
- **TWO BATHROOMS**
- **9 MINS WALK FROM OAKLEIGH PARK STATION**
- **CLOSE TO OAK HILL PARK**
- **COUNCIL TAX BAND E**



Grange Avenue, East Barnet, Barnet, EN4

Approximate Area = 890 sq ft / 82.6 sq m

Outbuilding = 95 sq ft / 8.8 sq m

Total = 985 sq ft / 91.4 sq m

For identification only - Not to scale

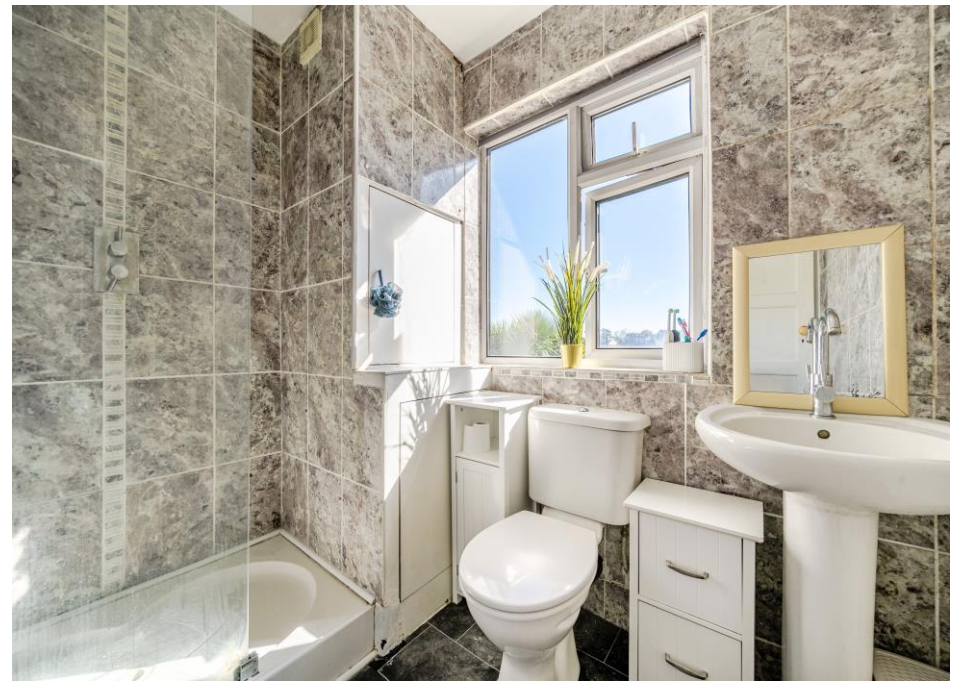


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthec.com 2025. Produced for Hunters - Barnet & Whetstone. REF:1265004











Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	51 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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