



Ridgeway Avenue, Barnet, EN4 8TL

Asking Price: £779,950

Freehold

Ridgeway Avenue, Barnet, EN4 8TL

Situated on this quiet residential turning this four bedroom family home with extended kitchen, loft conversion with main bedroom & en-suite and South West facing garden.

Ground floor accommodation comprises entrance hall, 27ft through lounge, modern fitted kitchen & W/C. Three bedrooms to the first floor with four piece family bathroom, master en-suite to top floor with juliet balcony and superb views. Bi-fold doors from the dining room lead to raised patio area & garden with converted outbuilding being used as a home gym which could be changed back into a garage.

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.

- **FOUR BEDROOM HOUSE**
- **WELL PRESENTED**
- **TWO RECEPTION ROOMS**
- **EXTENDED KITCHEN**
- **SOUTH WEST FACING GARDEN**
- **RAISED PATIO AREA**
- **LOFT EXTENSION**
- **OUTBUILDING / GYM**
- **CLOSE TO SCHOOLS**
- **VIEWS ONTO OAK HILL PARK**



(MEASUREMENTS EXCLUDE THE OUTBUILDING)

TOTAL FLOOR AREA : 1403 sq.ft. (130.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	62 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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