



**Avondale Avenue, East Barnet, EN4 8NB**

**Asking Price: £649,995**

*Freehold*

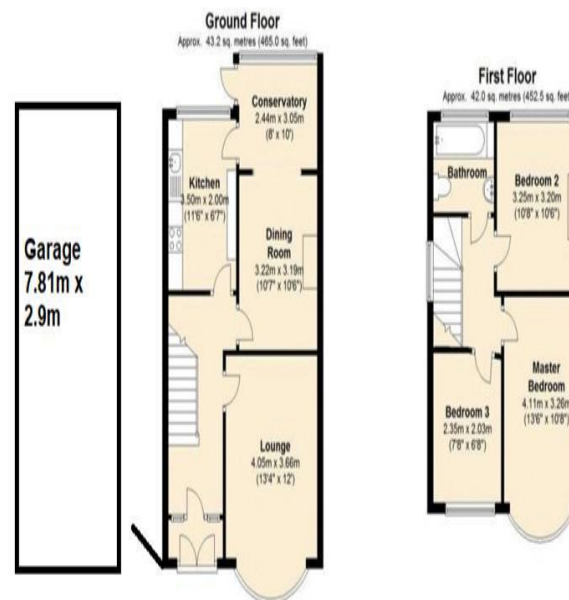
## Avondale Avenue, East Barnet, EN4 8NB

This CHAIN FREE three bedroom semi-detached house is located in this sought after residential location, with the popular open space of Oak Hill Park at the end of the road.

Accommodation comprises entrance hall, bay fronted reception room, modern kitchen & dining room leading to sun room. Three bedrooms to first floor with three piece family bathroom. Off street parking and garden to front, 120ft South facing rear garden with garage to the side and additional garage to the rear.

The property is located within half a mile of Oakleigh Park Station (Kings Cross approx. 20 mins) and close to the well-regarded Church Hill Primary School.

- **CHAIN FREE**
- **THREE BEDROOMS**
- **FITTED KITCHEN**
- **TWO RECEPTION ROOMS**
- **CONSERVATORY**
- **DOUBLE GLAZING \* GAS CENTRAL HEATING**
- **120FT SOUTHERLY ASPECT REAR GARDEN**
- **DETACHED GARAGE TO SIDE & ADDITIONAL GARAGE TO REAR**
- **CLOSE TO OAKHILL PARK**
- **10 MINUTE WALK TO OAKLEIGH PARK STATION**



Total area: approx. 85.2 sq. metres (917.5 sq. feet)

This plan was prepared by Hunters Whetstone and is for layout guidance only. Scale, window and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon it. Plan produced using The Mobile Agent.











Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	65 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.