



**Avondale Avenue, Barnet, EN4 8LT**

**Asking Price: £799,999**

*Freehold*

# Avondale Avenue, Barnet, EN4

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This CHAIN FREE four double bedroom house has been extended and modernised to an exceptionally high standard and benefits from off street parking and south facing garden.

Accommodation comprises, entrance hall, bay fronted reception room, extended kitchen with integrated appliances and reception room with bi-fold doors leading to well maintained garden. Three bedrooms to first floor with modern family bathroom, master en-suite to the loft with Juliette balcony.

Situated in a sought after location within 12 minutes walking distance of Oakleigh Park Station and close to Oak Hill Park and well placed for the areas primary and secondary schools.

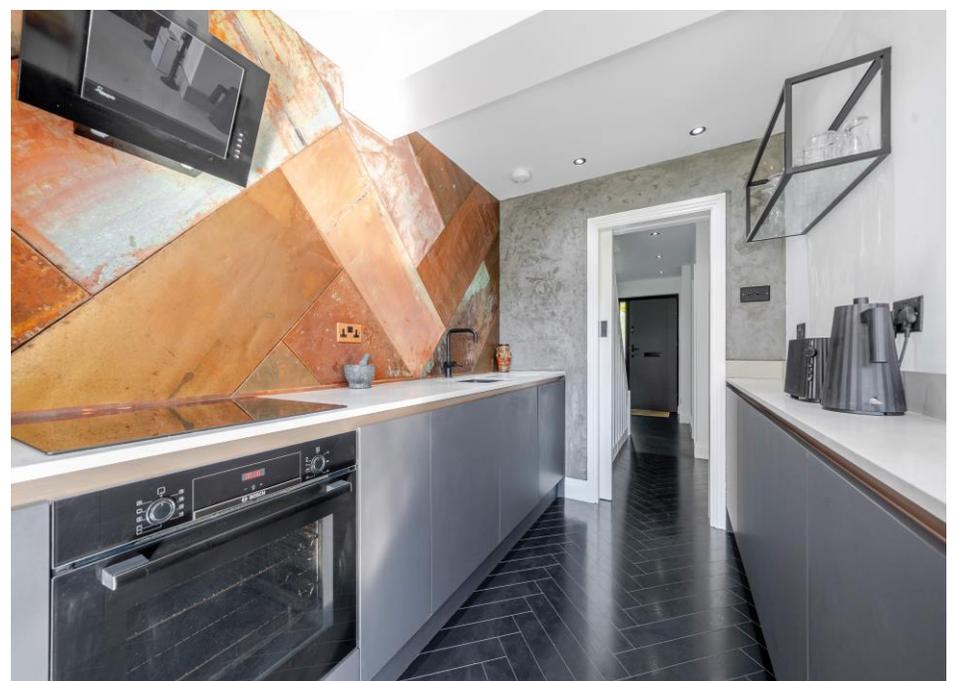
- **CHAIN FREE**
- **IMMACULATE FOUR BEDROOM HOUSE**
- **OFF STREET PARKING**
- **SOUTH FACING GARDEN**
- **RECENTLY RENOVATED**
- **MASTER EN-SUITE**
- **FOUR DOUBLE BEDROOMS**
- **FAMILY BATHROOM**
- **CLOSE TO HIGHLY REGARDED SCHOOLS & OAKHILL PARK**
- **COUNCIL TAX BAND E**



Approximate Area = 1243 sq ft / 115.4 sq m  
Limited Use Area(s) = 102 sq ft / 9.4 sq m  
Outbuilding = 18 sq ft / 1.6 sq m  
Total = 1363 sq ft / 126.4 sq m  
For identification only - Not to scale



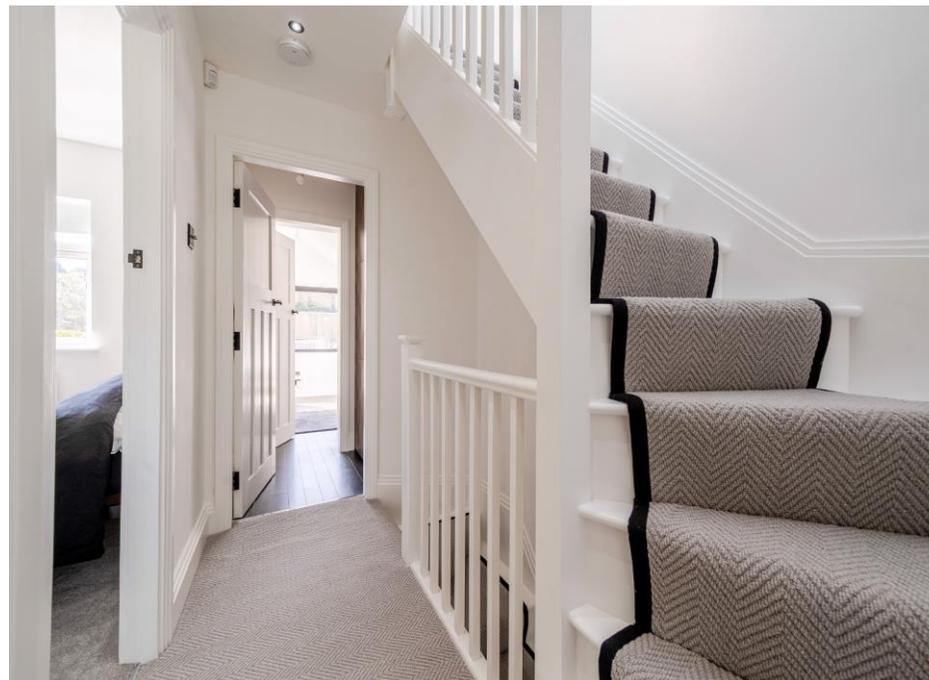
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntxchecom 2025. Produced for Hunters - Barnet & Whetstone. REF:1279097











Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	72 C	
55-68	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.