



**Grange Avenue, East Barnet, EN4**

**Asking Price: £800,000**

*Freehold*

# Grange Avenue, East Barnet, Barnet, Greater London, EN4

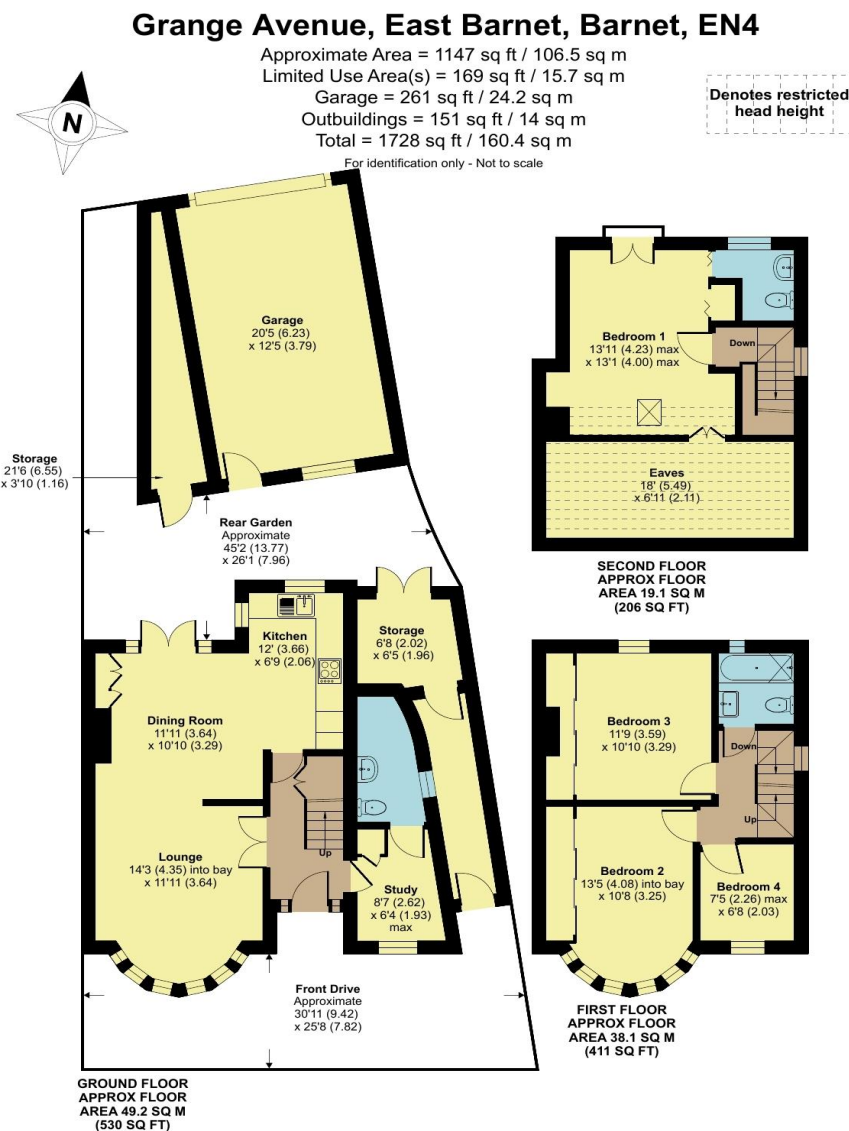
A well presented four-bedroom family home extending to approximately 1,728 sq ft, ideally situated in East Barnet and offering spacious, versatile accommodation throughout.

The property features a bright and welcoming through reception room, providing an excellent space for both everyday family living and entertaining. The well-planned accommodation is complemented by a separate study, ideal for those working from home, downstairs W/C / utility area, together with four generously sized bedrooms with master en-suite to loft and a three piece family bathroom.

Externally, the home benefits from a neatly tended rear garden leading to a spacious garage/workshop with rear access and off-street parking to the front for two cars and EV charger installed.

Perfectly positioned for families, the property is within easy reach of a number of highly regarded local schools, including Church Hill School, and enjoys convenient access to the extensive green spaces of Oak Hill Park. Commuters are equally well served, with Oakleigh Park Station just a 9-minute walk away, providing direct links into Central London.

- **FOUR BEDROOM HOUSE \* 1728 SQFT**
- **THROUGH RECEPTION ROOM**
- **TWO BATHROOMS & SEPARATE W/C**
- **WELL PRESENTED THROUGHOUT**
- **STUDY ROOM**
- **LARGE GARAGE/WORKSHOP**
- **NEATLY TENDED GARDEN**
- **OFF STREET PARKING WITH EV CHARGER**
- **CLOSE TO OAK HILL PARK**
- **9 MINUTE WALK TO OAKLEIGH PARK STATION**



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nixbecom 2026. Produced for Hunters - Barnet & Whetstone. REF: 1476777

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

## Hunters

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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.

Reference: WHT260030

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