



**Connaught Avenue, Barnet, EN4 8PN**

**Asking Price: £749,995**

*Freehold*

## Connaught Avenue, Barnet, EN4 8PN

Offered for sale chain free, this double-fronted four/five bedroom family home provides generous and versatile living space, ideally positioned just moments from the open green spaces of Oak Hill Park.

The ground floor features a welcoming entrance hall leading to a superb 23ft bay-fronted through lounge, A well-proportioned kitchen diner, separate utility room, shower room, and integral garage complete. Upstairs offers four good-sized bedrooms, with a fifth room currently utilised as an additional utility space, alongside a family bathroom. The house also benefits from off street parking, 70ft rear garden and potential to extend STPP.

Ideally positioned just moments from Oak Hill Park and approximately a 15-minute walk to Oakleigh Park Station (with direct services to King's Cross Station in around 20 minutes), the property is perfectly located for commuters. The home is also within easy reach of highly regarded local schools including Monkfrith Primary School, Brunswick Park Primary School and East Barnet School.

- **CHAIN FREE \* 1428 SQFT**
- **FOUR/FIVE BEDROOMS**
- **TWO BATHROOMS**
- **23FT THROUGH LOUNGE**
- **KITCHEN DINER**
- **GARDEN & GARAGE**
- **OFF STREET PARKING**
- **CLOSE TO OAKHILL PARK**
- **HIGHLY REGARDED SCHOOLS NEARBY**
- **COUNCIL TAX BAND F**



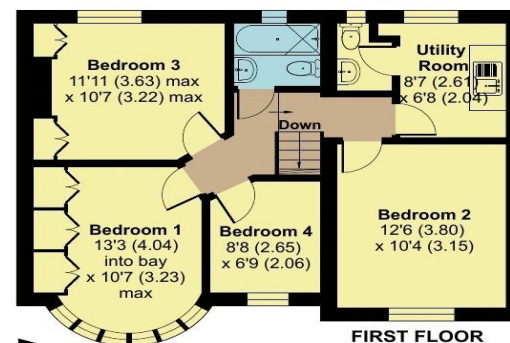
## Connaught Avenue, East Barnet, Barnet, EN4

Approximate Area = 1313 sq ft / 121.9 sq m

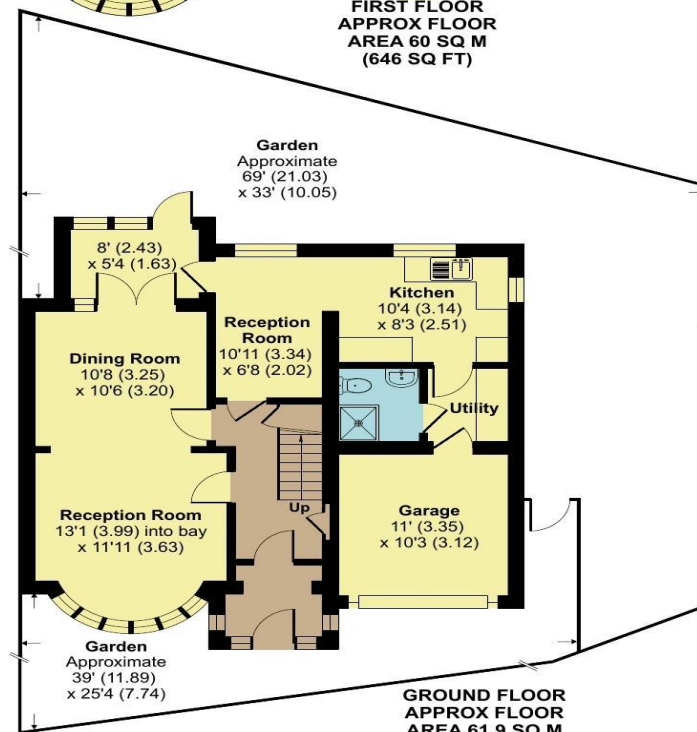
Garage = 115 sq ft / 10.6 sq m

Total = 1428 sq ft / 132.5 sq m

For identification only - Not to scale



FIRST FLOOR  
APPROX FLOOR  
AREA 60 SQ M  
(646 SQ FT)



GROUND FLOOR  
APPROX FLOOR  
AREA 61.9 SQ M  
(667 SQ FT)

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2026. Produced for Hunters - Barnet & Whetstone. REF: 1438403











Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	57 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.