



Avondale Avenue, East Barnet, EN4

Asking Price: £595,000

Freehold

Avondale Avenue, East Barnet, EN4

Offered for sale CHAIN FREE, this three-bedroom semi-detached house is situated moments from Oak Hill Park and offers excellent potential for modernisation and extension, subject to the necessary planning permission.

The ground-floor accommodation comprises a bay-fronted reception room, a second reception room and a kitchen, with both the kitchen and rear reception room providing access to the neatly tended garden. Upstairs are three bedrooms and a three-piece family bathroom.

Further benefits include a south-east-facing rear garden and a garage accessed via a service road.

The property occupies a sought-after location, approximately 12 minutes' walk from Oakleigh Park Station. It is also close to Oak Hill Park and well placed for a selection of highly regarded primary and secondary schools.

- CHAIN FREE
- THREE BEDROOM HOUSE
- SEMI-DETACHED
- TWO RECEPTION ROOMS
- SOUTH FACING GARDEN
- GARAGE
- POTENTIAL TO EXTEND STPP
- CLOSE TO OAK HILL PARK
- 11 MINUTE WALK TO OAKLEIGH PARK STATION

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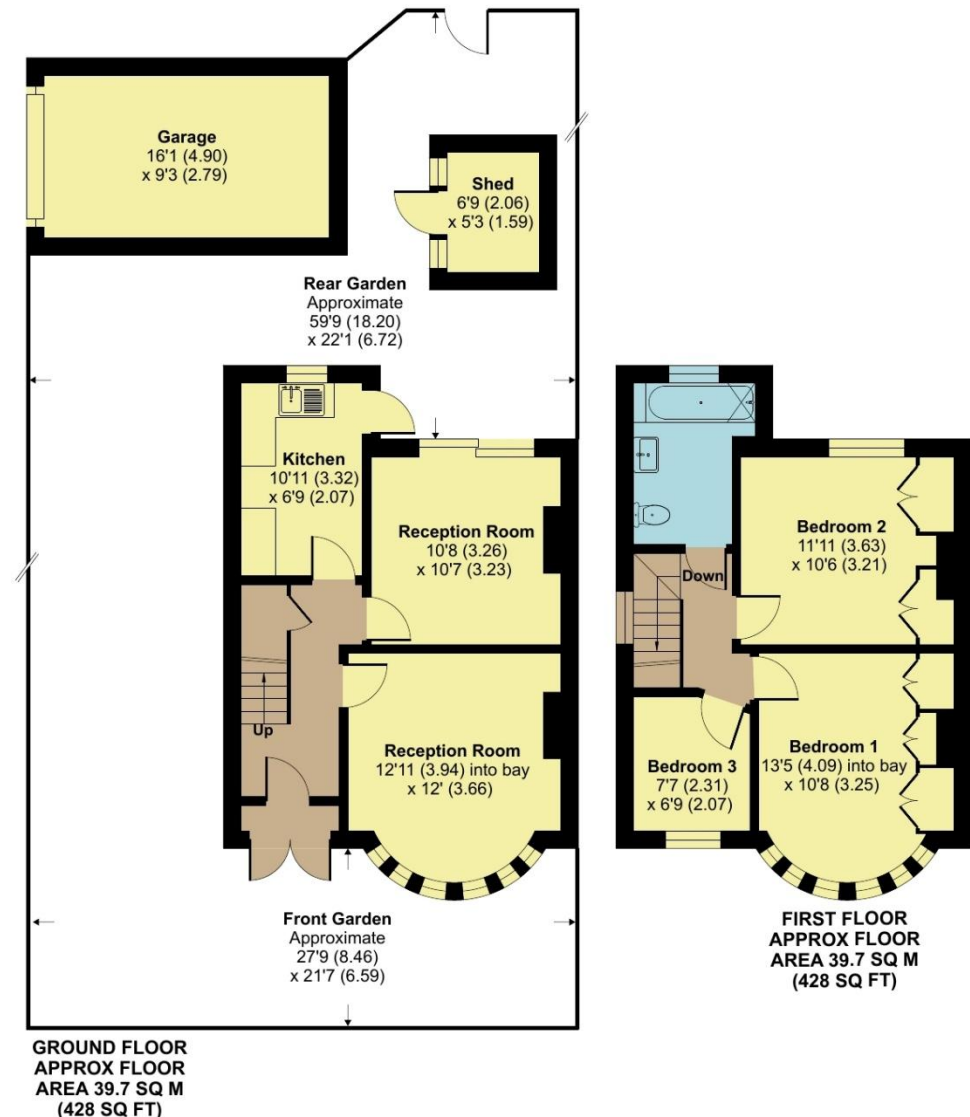
Approximate Area = 856 sq ft / 79.5 sq m

Garage = 147 sq ft / 13.6 sq m

Outbuilding = 35 sq ft / 3.2 sq m

Total = 1038 sq ft / 96.4 sq m

For identification only - Not to scale





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	50 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.

Reference: WHT260092

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