



Derwent Avenue, Barnet, EN4

Asking Price: £665,000
Freehold

Derwent Avenue, Barnet, EN4

Set on this quiet residential road, this three-bedroom semi-detached chalet-style home is offered for sale CHAIN FREE and provides flexible accommodation arranged over two floors.

The ground floor comprises an entrance hall, bay-fronted reception room currently being used as a bedroom, dining room leading through to a modern fitted kitchen, conservatory opening onto the rear garden, a further bedroom and a three-piece family bathroom. To the first floor are two additional double bedrooms with large eaves storage.

The property benefits from off-street parking, a neatly tended 69ft rear garden and excellent potential to extend, subject to the necessary planning permissions.

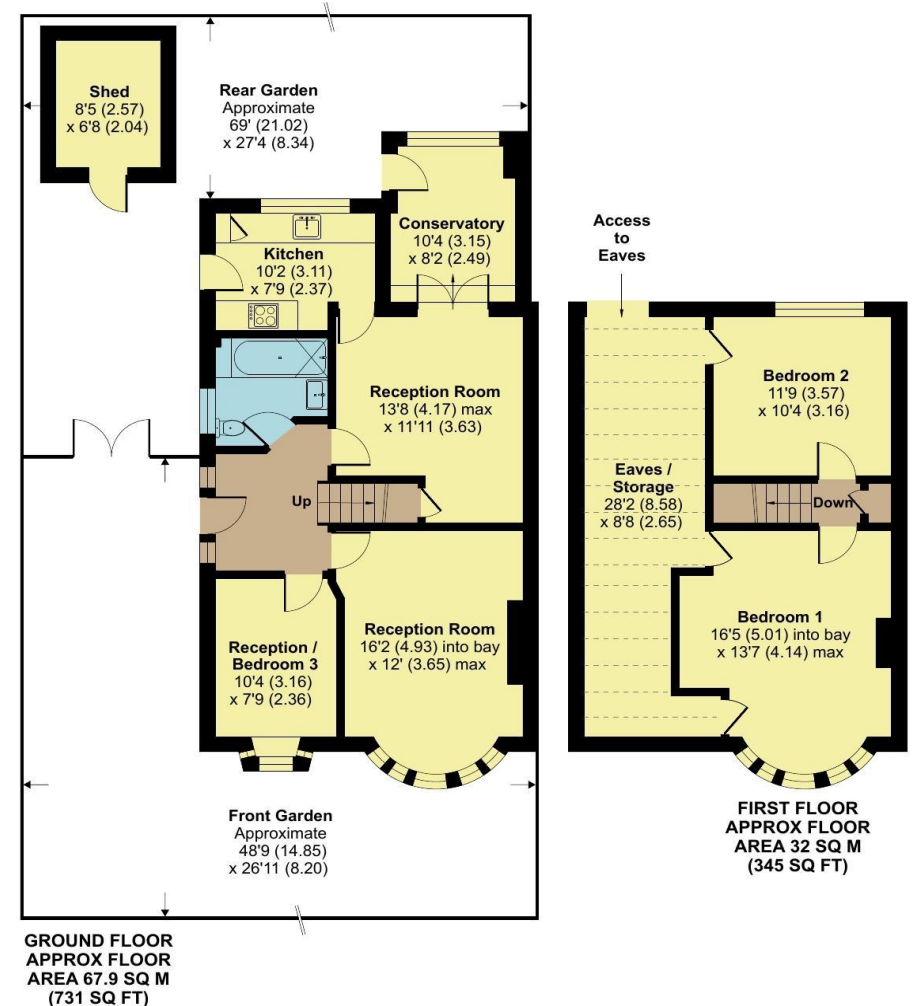
Ideally positioned for easy access to local shops and bus routes, the property is also well placed for a selection of highly regarded local schools. Oakleigh Park Station is less than 0.5 miles away, providing direct rail links into London King's Cross and Moorgate.

- CHAIN FREE
- THREE BEDROOM HOUSE
- SEMI-DETACHED
- TWO RECEPTION ROOMS
- MODERN FITTED KITCHEN
- QUIET RESIDENTIAL ROAD
- POTENTIAL TO EXTEND STPP
- OFF STREET PARKING
- 0.5 MILES FROM OAKLEIGH PARK STATION
- HIGHLY REGARDED SCHOOLS CLOSEBY

Derwent Avenue, East Barnet, EN4

Approximate Area = 1076 sq ft / 99.9 sq m
Limited Use Area(s) = 217 sq ft / 20.1 sq m
Outbuilding = 56 sq ft / 5.2 sq m
Total = 1349 sq ft / 125.2 sq m
For identification only - Not to scale

Denotes restricted
head height





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	40 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: WHT260151

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