



Longmore Avenue, Barnet, EN5

Offers in excess of: £630,000

Freehold

Longmore Avenue, Barnet, EN5

A three bedroom semi detached family house with 76ft South facing garden and front off street parking being equidistant to Oakleigh Park and New Barnet mainline stations.

Accommodation is accessed via entrance porch into hall with ground floor wc and comprises a bay fronted through reception room with access to a covered decked terrace and steps to garden, fitted 19ft galley kitchen, three bedrooms, shower room and separate wc.

The chain free property is well placed for a number of local schools close by to include, Danegrove primary, St Mary's CofE Primary School, East Barnet Secondary, and being within moments from East Barnet village shops, Oak Hill Park and nature reserve. New Barnet and Oakleigh Park mainline stations both lie within half of a mile for trains to London's Moorgate and Kings cross stations

- **SEMI DETACHED FAMILY HOUSE**
- **THREE BEDROOMS**
- **28FT THROUGH LOUNGE**
- **19'9x6'10 KITCHEN**
- **GROUND FLOOR WC**
- **FIRST FLOOR SHOWER ROOM & SEPARATE WC**
- **76FT SOUTH FACING GARDEN**
- **OFF STREET PARKING**
- **COUNCIL TAX BAND E**



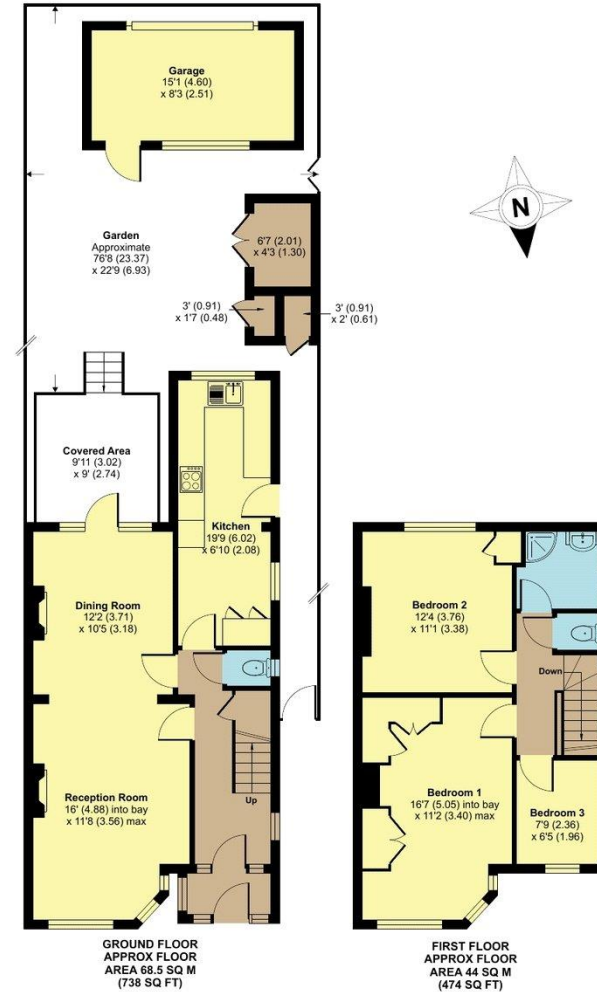
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Approximate Area = 1174 sq ft / 109 sq m (includes garage)

Outbuilding = 38 sq ft / 3.5 sq m

Total = 1212 sq ft / 112.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2023. Produced for Hunters Property Group. REF: 969467









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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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: BRN220235