



Connaught Avenue, Barnet, EN4 8PN

Asking Price: £589,000

Freehold

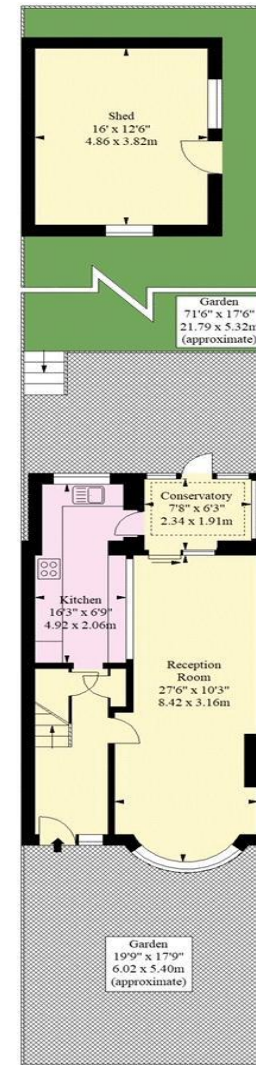
Connaught Avenue, Barnet, EN4 8PN

Offered for sale CHAIN FREE this three bedroom house with garage & conservatory ideally located for local primary schools and a short walk from Oakleigh Park Station.

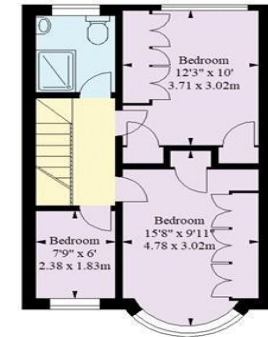
Ground floor accommodation comprises of spacious through lounge, extended fitted kitchen & conservatory sunroom. Upstairs there are three bedrooms and shower room. Neatly tended front and rear gardens with patio and garage.

Situated on this popular turning close to Oakleigh Park Station, the property is also well placed for the area's top primary & secondary schools as well as East Barnet Village's shops and transport links.

- **CHAIN FREE HOUSE**
- **THREE BEDROOMS**
- **THROUGH LOUNGE**
- **EXTENDED KITCHEN**
- **CONSERVATORY**
- **GARDEN & GARAGE**
- **SHOWER ROOM**
- **CLOSE TO OAK HILL PARK**
- **POTENTIAL TO EXTEND STPP**
- **COUNCIL TAX BAND E**



Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale
* As Defined by RICS - Code of Measuring Practice

Connaught Avenue, EN4
Approx. Gross Internal Area *
944 Ft² - 87.70 M²
Shed
Approx. Gross Internal Area *
198 Ft² - 18.39 M²













Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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.

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