



Avondale Avenue, Barnet, EN4 8LT **Asking Price: £625,000**
Freehold

Avondale Avenue, Barnet, EN4 8LT

Offered for sale CHAIN FREE, this three bedroom semi-detached house requiring some updating and modernising.

Accommodation comprises, entrance hall, 23ft through lounge, kitchen leading to neatly tended south facing garden. Three bedrooms to first floor and family bathroom. Potential to extend to the ground floor and loft STPP.

Set moments from Oak Hill Park and within half a mile of Oakleigh Park Station (Kings Cross approx. 20 mins) and close to the well-regarded Church Hill Primary School

- **CHAIN FREE**
- **THREE BEDROOM HOUSE**
- **SEMI-DETACHED**
- **62FT SOUTH FACING GARDEN**
- **GARAGE**
- **OFF STREET PARKING**
- **THROUGH LOUNGE**
- **MOMENTS FROM OAKHILL PARK**
- **WALKING DISTANCE TO OAKLEIGH PARK STATION**
- **COUNCIL TAX BAND E**



Avondale Avenue, Barnet, EN4

Approximate Area = 823 sq ft / 76.4 sq m

Garage = 110 sq ft / 10.2 sq m

Outbuilding = 63 sq ft / 5.8 sq m

Total = 996 sq ft / 92.4 sq m

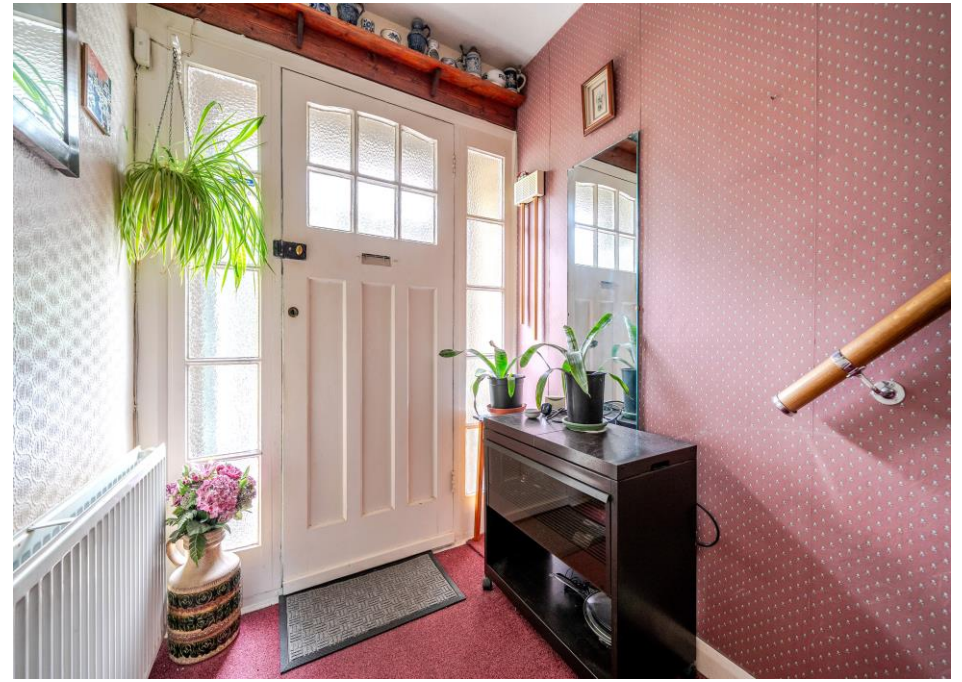
For identification only - Not to scale

Denotes restricted
head height

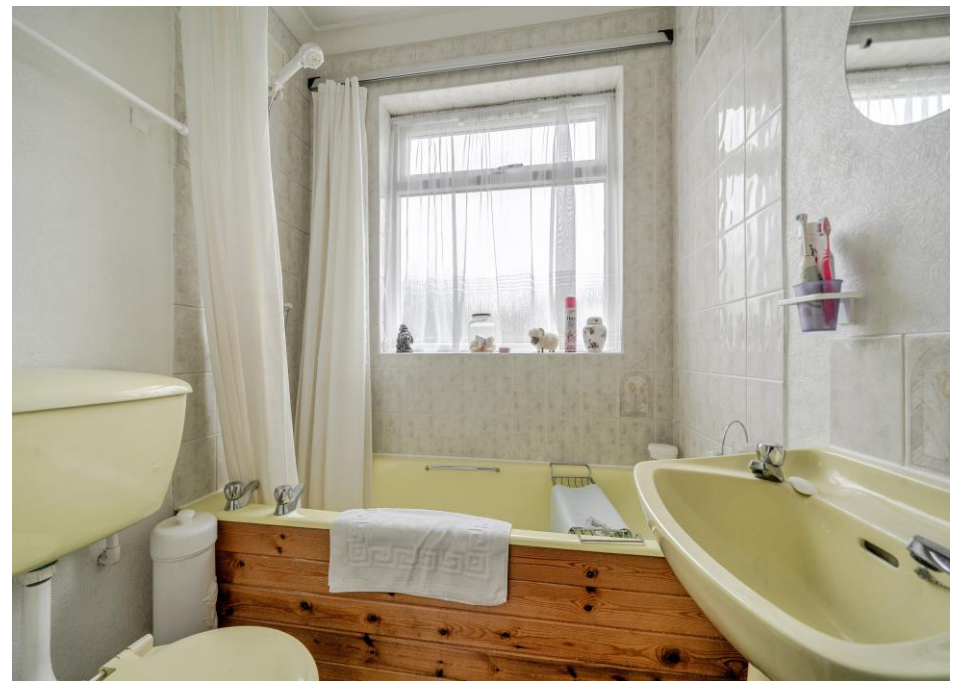


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n3chem 2025. Produced for Hunters - Barnet & Whetstone. REF:1295106











| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 79 C |
| 55-68 | D | | |
| 39-54 | E | 41 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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