



**Avondale Avenue, Barnet, EN4 8NB**

**Asking Price: £725,000**

*Freehold*

## Avondale Avenue, Barnet, EN4 8NB

This four bedroom semi-detached house is set in this sought after residential location, with the popular open space of Oak Hill Park at the end of the road.

Accommodation comprises, entrance hall, bay fronted through lounge, modern fitted kitchen both providing access to the neatly tended 57FT south facing garden. Three bedrooms to first floor with four piece family bathroom, master en-suite to loft with additional eaves storage. The house benefits from off street parking for multiple cars and garage with rear access.

The property is located within half a mile of Oakleigh Park Station (Kings Cross approx. 20 mins) and close to the well-regarded Church Hill Primary School.

- **FOUR BEDROOM HOUSE**
- **QUIET RESIDENTIAL TURNING**
- **57FT SOUTH FACING GARDEN**
- **OFF STREET PARKING**
- **THROUGH LOUNGE**
- **TWO BATHROOMS**
- **GARAGE**
- **CLOSE TO OAK HILL PARK**
- **11 MINUTE WALK TO OAKLEIGH PARK STATION**
- **COUNCIL TAX BAND E**



### Avondale Avenue, Barnet, EN4

Approximate Area = 1111 sq ft / 103.2 sq m

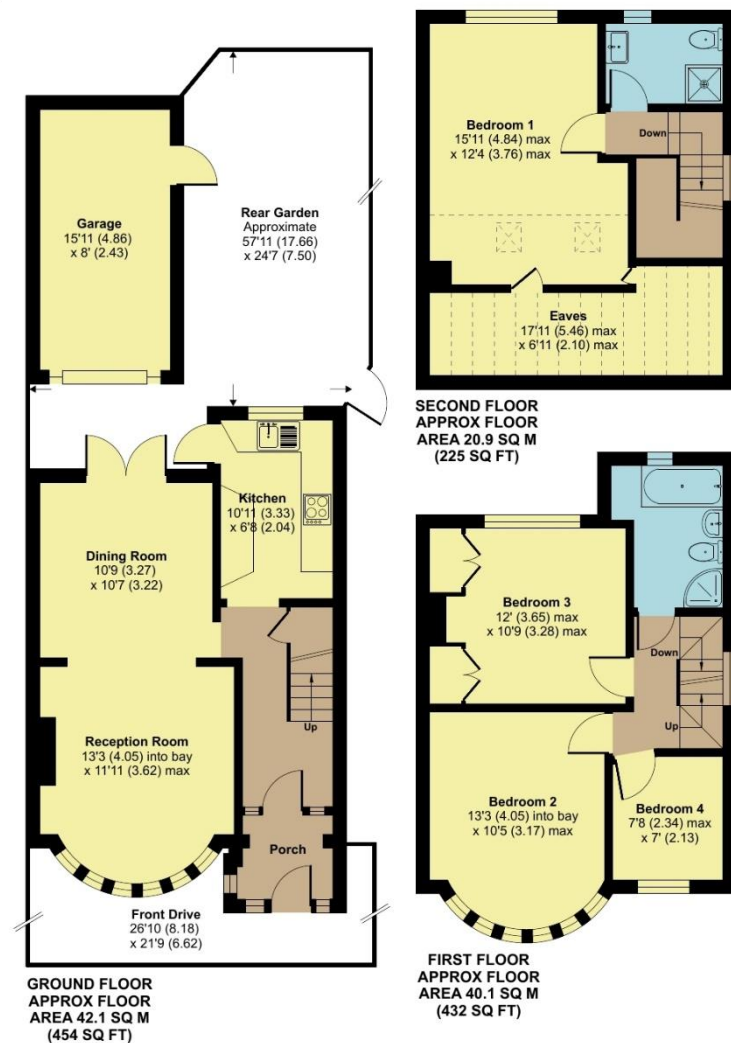
Limited Use Area(s) = 160 sq ft / 14.8 sq m

Garage = 127 sq ft / 11.7 sq m

Total = 1398 sq ft / 129.7 sq m

For identification only - Not to scale

Denotes restricted  
head height













| Score | Energy rating | Current     | Potential   |
|-------|---------------|-------------|-------------|
| 92+   | <b>A</b>      |             |             |
| 81-91 | <b>B</b>      |             | 84 <b>B</b> |
| 69-80 | <b>C</b>      |             |             |
| 55-68 | <b>D</b>      | 58 <b>D</b> |             |
| 39-54 | <b>E</b>      |             |             |
| 21-38 | <b>F</b>      |             |             |
| 1-20  | <b>G</b>      |             |             |

#### 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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