



OAKHURST AVENUE, EAST BARNET, EN4

Welcome to Oakhurst Avenue, East Barnet - a prime location for this luxurious first-floor converted 2 double bedroom maisonette. As you step through your own front door entrance, you are greeted by a bright and attractive reception room featuring a stunning marble fireplace, perfect for cosy evenings. The fitted kitchen/diner with a breakfast bar is ideal for hosting gatherings and creating culinary delights.

This property boasts two spacious double bedrooms, offering comfort and relaxation, and with a leafy outlook to rear. The luxury fully tiled bathroom adds a touch of elegance to this charming maisonette. Additionally, the property features its own rear garden, providing a private outdoor space to unwind and enjoy the fresh air. An additional benefit is the very low outgoings.

Conveniently located near East Barnet Village, you'll have easy access to local amenities, shops, and eateries. Don't miss this opportunity to own a piece of luxury in a sought-after area. Book a viewing today and envision the lifestyle this property could offer you.



ACCOMMODATION

- * ENTRANCE HALL WITH OWN FRONT DOOR * FIRST FLOOR LANDING * ATTRACTIVE RECEPTION ROOM WITH MARBLE FIREPLACE * WELL FITTED KITCHEN WITH QUARTZ WORKTOPS & BREAKFAST BAR * 2 DOUBLE BEDROOMS - FITTED WARDROBES TO MAIN BEDROOM * LUXURY FULLY TILED BATHROOM * OWN REAR GARDEN *
- * SERVICES: GAS CENTRAL HEATING * FEATURES: DOUBLE GLAZING * HIGH CEILINGS * OWN FRONT DOOR *

PRICE: £450,000 LEASEHOLD

FIRST FLOOR LANDING: PIC. 1

Bright & Spacious, Laminate Flooring, Access to Loft, Double Glazed Flank Window, Storage Cupboard, Access to All Rooms & Double Glazed Door to Garden.



FIRST FLOOR LANDING: PIC. 2



ATTRACTIVE RECEPTION ROOM: 16'10 x 14'2 (5.13m x 4.32m)

Large Enough For Further Settees or Dining Table, Marble Fireplace with Cast Iron Inset, Double Glazed Bay Window to Front, Fitted Units on Either Side of Fireplace with Storage & Bookshelves, 9' High Ceilings.



FITTED KITCHEN/DINER: 12'0 x 7'1 (3.66m x 2.16m)

Well Planned with Floor & Wall Units, Inset Stainless Steel Sink with Mixer Taps, Plumbed in for Both Dishwasher & Washing Machine, Gas Hob, Extractor, Eye Level Double Oven, Quartz Worktops & Breakfast Bar. Double Glazed Window to Side. Vinyl Flooring.



BEDROOM 1: 15'0 x 10'6 (4.57m x 3.20m)

Double Glazed Window to Rear with Leafy Outlook, Fitted Wardrobes & Fitted Shelves, Double Radiator. Picture Rail.



BEDROOM 2: 12'7 x 9'3 (3.84m x 2.82m)

Double Glazed Window to Rear with Leafy Outlook, Double Radiator, Laminate Flooring.



LUXURY BATHROOM: 11'5 x 6'2 (3.48m x 1.88m)

Modern Suite Comprising Panelled Bath with Glass Screen, Mixer Taps with Shower Attachment and Separate Rain Shower, Large Wash Hand Basin with His & Herts Mixer Taps, Storage Cupboards Beneath, Low Flush WC., Heated Towel Rail. Fully Tiled Walls, Contrasting Tiled Flooring, Heated Towel Rail.



OUTLOOK TO REAR GARDEN:

Quality Stairs with Wide Treads Leading to the Rear Garden with an Extra Storage Area.



**REAR GARDEN:
Good Sized Rear Garden with Lawn & Patio Areas, Together with a Leafy Outlook.**



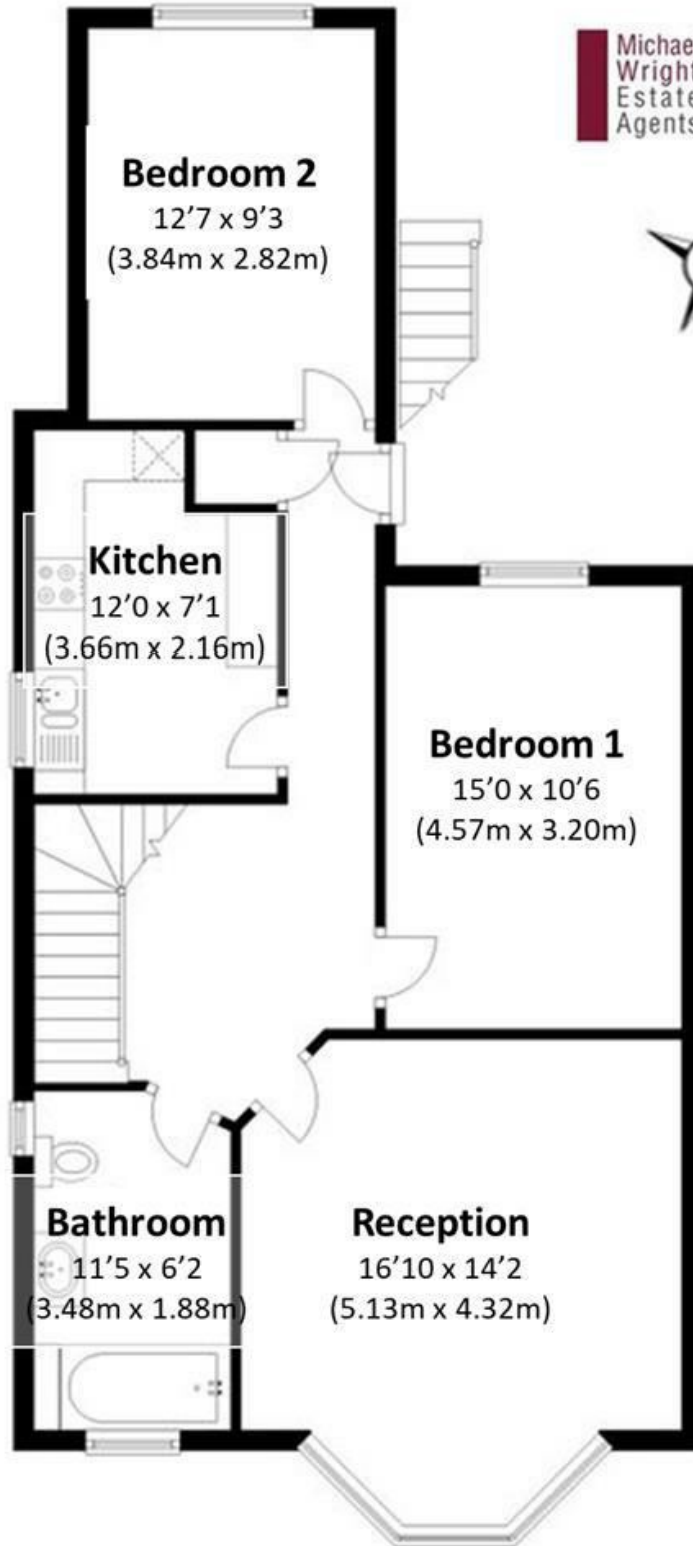
REAR ELEVATION OF PROPERTY:



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Approximate area: 765sqft (71sqm)

All measurements are approximate and are for illustrative purposes only.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
61	77
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	



The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order, or fit for their purposes. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration purposes only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate.