



**Asking Price £685,000**

**TENURE : FREEHOLD**

**Avondale Avenue, East Barnet EN4**

**Bedrooms : 3**

**Bathrooms : 1**

**Reception Rooms : 3**

**3 BEDROOM SEMI DETACHED HOUSE**

**NEWLY FITTED KITCHEN**

**3 RECEPTIONS**

**NEAR TO OAK HILL PARK**

**SOUTH FACING GARDEN**

**OFF-STREET PARKING FOR 2 CARS**

**Mantlestates**

2A Church Hill Road, East Barnet, EN4 8TB  
office@mantlestates.com | 0208 275 1555  
Website: <https://mantlestates.com/>



Mantlestates are pleased to offer this WELL PRESENTED 3 BEDROOM SEMI-DETACHED HOUSE with NEWLY FITTED KITCHEN, 2 intercommunicating reception rooms, additional garden room, mature south-facing garden with raised secluded rear patio & OFF STREET PARKING 2 CARS.

The Property is close to Oakhill Park & with a SHORT WALK TO OAKLEIGH PARK TRAIN STATION with direct access to KINGS CROSS & MOORGATE via FINSBURY PARK and Welwyn Garden City. Local buses run from the end of the road into East Barnet Village, Southgate, and Arnos Grove Tube Station (Piccadilly Line). The house is close to several local primary schools and amazing secondary schools.

**ENTRANCE PORCH:** 2' 02" x 5' 03" (0.66m x 1.60m)

Double-glazed composite front door leading into the hallway.

**HALLWAY:** 12' 00" x 12' 05" (3.66m x 3.78m)

Radiator, carpet, under-stairs storage, dado rail.

**THROUGH-LOUNGE:** 24' 05" x 12' 00" (7.44m x 3.66m)

Double-glazed bay window to front aspect, built-in cupboard, electric fire, coving to ceiling, fitted shelving unit, double doors to the rear garden room...

**GARDEN ROOM:** 8' 07" x 8' 09" (2.62m x 2.67m)

Double-glazed window to rear aspect, double-glazed door to garden, part tiled surround walls, radiator, access to kitchen.

**KITCHEN:** 11' 00" x 6' 7" (3.35m x 2.01m)

Double-glazed window to rear aspect, wall and floor standing kitchen units, Bosch extractor, Bosch gas hob, electric oven, plumbing for dishwasher and washing machine, gas central heating boiler in cupboard, spotlights, Lino flooring. splashback around work surface.

**FIRST FLOOR LANDING:** 7' 10" x 5' 7" (2.39m x 1.70m)

Window-to-side aspect, dado rail, carpet, loft access.

**BATHROOM:** 9' 02" x 5' 06" (2.79m x 1.68m)

Frosted double glazed window to rear aspect, lino flooring, low-level flush w/c, wash hand basin, panel bath with shower attachment, heated towel rail, fully tiled, extractor fan, spotlights.

**REAR BEDROOM:** 10' 08" x 12' 01" (3.25m x 3.68m)

Fitted cupboard, double glazed window to rear aspect, radiator, coving to ceiling, carpets, built-in wardrobes on either side of chimney breast.

**FRONT BEDROOM:** 13' 06" x 10' 6" (4.11m x 3.20m)

Double-glazed bay window to front aspect, coving to ceiling, fitted wardrobes, vanity table, radiator, fitted Cupboard.

**FRONT BEDROOM:** 7' 10" x 6' 09" (2.39m x 2.06m)

Double-glazed window to front aspect, picture rail carpet, radiator.

**GARDEN:** 54' 00" x 23' 00" (16.46m x 7.01m)

South-facing rear garden, patio area leading to lawn, rear separate patio, garden shed/garage.

**GARDEN SHED / GARAGE:** 16' 00" x 8' 00" (4.88m x 2.44m)

**Mantlestates**

2A Church Hill Road, East Barnet, EN4 8TB  
office@mantlestates.com | 0208 275 1555

Website: <https://mantlestates.com/>





Mantlestates



Mantlestates



Mantlestates



Mantlestates



Mantlestates



Mantlestates



Mantlestates



Mantlestates



Mantlestates



Mantlestates



Mantlestates

**Mantlestates**  
2A Church Hill Road, East Barnet, EN4 8TB  
office@mantlestates.com | 0208 275 1555  
Website: <https://mantlestates.com/>

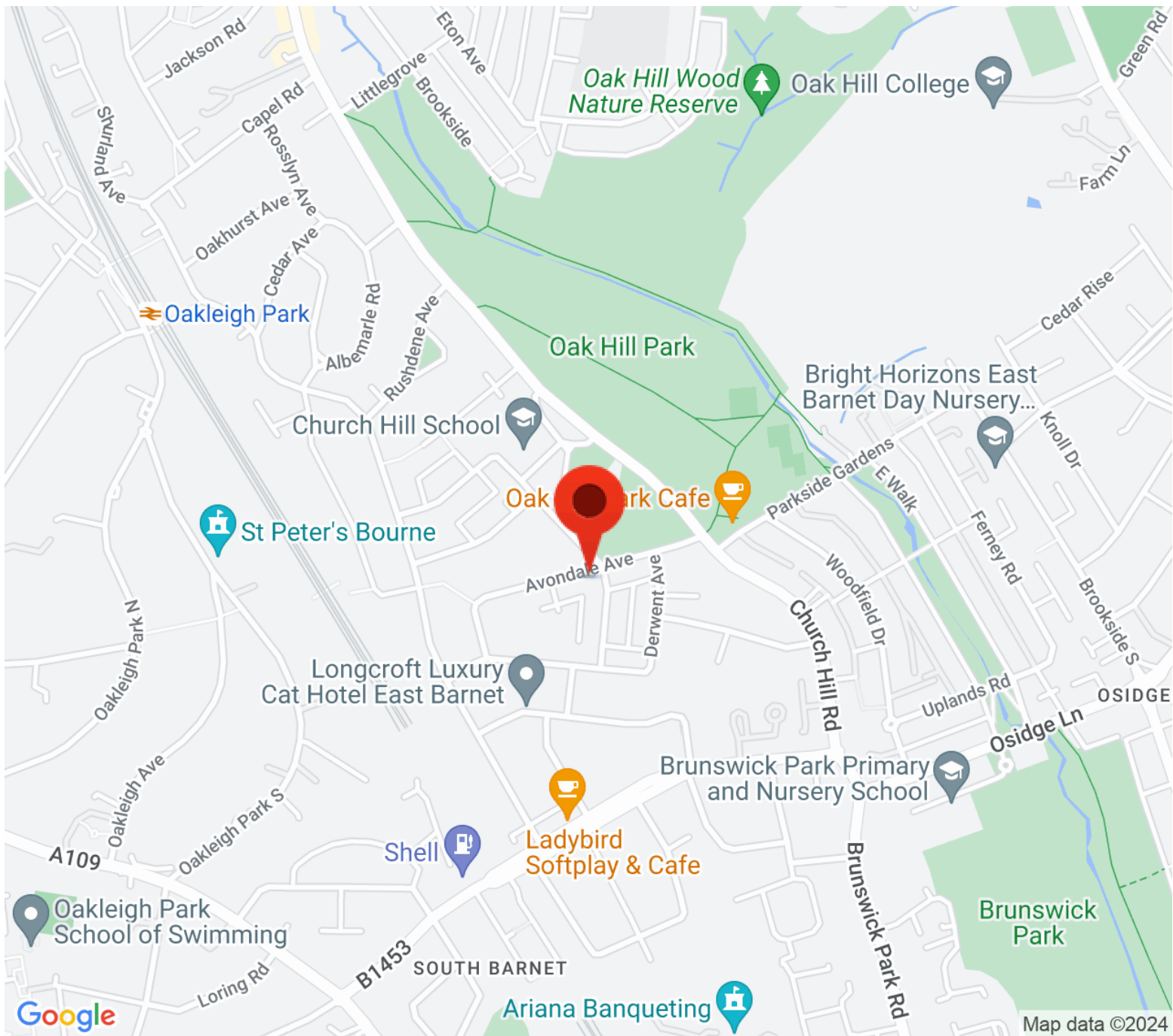




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Avondale Avenue, East Barnet EN4





**Mantlestates**

2A Church Hill Road, East Barnet, EN4 8TB  
office@mantlestates.com | 0208 275 1555  
Website: <https://mantlestates.com/>

