



BRITISH  
PROPERTY  
AWARDS

2021  
2024

★★★★★

GOLD WINNER

ESTATE AGENT  
IN BARNET

 3  
Bedrooms

 1  
Bathroom





**3 BEDROOM SEMI-DETACHED HOUSE** with **POTENTIAL TO EXTEND (STPP)**. Beautiful rear garden, 2 GARAGES & OFF STREET PARKING to the side. Very well located to Oakleigh Park Train Station and within easy reach of East Barnet's Shopping facilities, School & Oak Hill Park.

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**ENTRANCE HALL:** *9' 00" x 8' 04" (2.74m x 2.54m)*

Double-glazed window to side aspect, carpet

**CLOAK ROOM:** *5' 04" x 3' 00" (1.63m x 0.91m)*

Low-level flush w/c, wash hand basin, window to front aspect.

**FRONT RECEPTION:** *12' 00" x 13' 04" (3.66m x 4.06m)*

Double-glazed window to front aspect, carpet, coving to ceiling, gas burner fire.

**REAR RECEPTION:** *12' 07" x 15' 05" (3.84m x 4.70m)*

Double-glazed sliding door to garden, feature fireplace, gas burner fire, carpet.

**KITCHEN:** *12' 06" x 9' 00" (3.81m x 2.74m)*

Double-glazed window to rear and side aspect, door to garden, stainless steel sink and drainer with mixer tap, wall and base units, plumbing for washing machine.

**LANDING:** *13' 00" x 4' 07" (3.96m x 1.40m)*

Double-glazed window to front aspect, carpet, loft access, storage cupboard housing hot water cylinder.

**FRONT BEDROOM:** *12' 00" x 12' 08" (3.66m x 3.86m)*

Double-glazed window to front aspect, carpet, coving to ceiling.

**REAR BEDROOM:** *12' 05" x 12' 06" (3.78m x 3.81m)*

Double-glazed window to rear aspect, carpet, coving to ceiling.

**REAR BEDROOM:** *9' 02" x 9' 07" (2.79m x 2.92m)*

Double-glazed window to rear aspect, carpet

**BATHROOM:** *6' 04" x 7' 04" (1.93m x 2.24m)*

Window to side aspect, panelled bath with mixer tap and shower attachment, wash hand basin, low-level flush w/c, tiled walls, carpet, heated towel rail.

**GARDEN:** *88' x 47' (26.82m x 14.33m)*

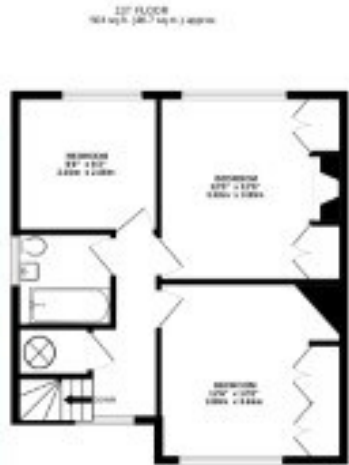
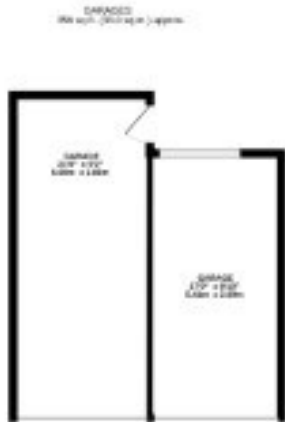
Mostly laid to lawn, mature shrubs and trees, patio area.

**GARAGE 1:** *21' 09" x 9' 00" (6.63m x 2.74m)*

**GARAGE 2:** *18' 00" x 8' 02" (5.49m x 2.49m)*




Asking Price £875,000  
Cedar Avenue, East Barnet EN4



**TOTAL FLOOR AREA: 1399 sq ft (130.0 sq m.) approx.**

We have made every attempt to ensure the accuracy of the figures contained here. Measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not intended and no guarantee as to their operability or efficiency can be given.  
Made with Blueprints (2020)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		<b>27</b>
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Address: Cedar Avenue, East Barnet EN4

