



**BRITISH  
PROPERTY  
AWARDS**

**2021  
2024**

★★★★★

**GOLD WINNER**

ESTATE AGENT  
IN BARNET



estates.com



**£415,000**

**TENURE : LEASEHOLD**

**Avondale Avenue, East Barnet EN4 8ND**

**Bedrooms : 2**

**Bathrooms : 1**

**Reception Rooms : 2**

**GROUND FLOOR  
MAISONETTE**

**NEWLY BUILT OFFICE/STUDY**

**DIRECT ACCESS TO OWN  
GARDEN**

**DOUBLE GLAZED & GAS  
CENTRAL HEATING**

**ULTRA MODERN**

**NEAR TO OAK HILL PARK**

**Mantlestates**

2A Church Hill Road, East Barnet, EN4 8TB

office@mantlestates.com | 0208 275 1555

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



This maisonette, situated on Avondale Avenue in East Barnet, Hertfordshire, offers a practical living space with two bedrooms, one bathroom, and two reception rooms. The property is designed to accommodate a range of living needs with its functional layout. The kitchen is efficiently arranged, providing the necessary space for meal preparation and storage. The two reception rooms offer flexibility for dining and living areas, allowing for a comfortable home environment.

An outbuilding has been built to the rear of the garden. This is a wonderful addition to the property, adding an extra room that could be used for guests or a home office. A raised seating area had been installed, giving the garden a touch of elegance to your outdoor living space.

The maisonette is located in a well-connected area, with East Barnet providing a variety of local amenities, including shops, cafes, and schools. Public transport links are readily accessible, offering convenient connections to surrounding areas and central London. The property has direct access to its own garden & residents can enjoy the benefits of nearby parks and recreational areas.

The area of East Barnet is known for its community atmosphere and accessibility, making this maisonette a practical choice for those seeking a home in Hertfordshire.

**ENTRANCE HALL:** 7' 09" x 2' 08" (2.36m x 0.81m)

Double glazed front door, storage cupboard, wooden flooring, picture rail, storage cupboard, coving to ceiling, radiator. 7'.09" x 2'.08" X 5'09" x 3'.07"

**KITCHEN:** 7' 0" x 5' 09" (2.13m x 1.75m)

Double glazed window to rear aspect, wall and floor standing units, wooden flooring, part tiled walls, roll edge work surface, electric hob, electric oven, butler style kitchen sink with mixer tap, part tiled plumbed for washing machine, gas central heating boiler, under unit lighting.

**LOUNGE AREA:** 12' 0" x 10' 04" (3.66m x 3.15m)

Wooden flooring, picture rail, radiator, shelving, feature fireplace with metal surround and marble hearth, coving to ceiling, opening to conservatory...

**CONSERVATORY AREA:** 9' 06" x 8' 9" (2.90m x 2.67m)

Double glazed doors to garden, double glazed windows to rear aspect x 2, wooden flooring, double glazed flat conservatory roof.

**BATHROOM:** 5' 05" x 5' 07" (1.65m x 1.70m)

(5'05" x 5'07" > 5'05") Double glazed window to side aspect, panel bath with mixer tap, wall mounted shower, tiled walls, low-level flush water closet, heated towel rail, wash hand basin, wall mounted mirror, shaving point, extractor, storage cupboard.

**BEDROOM ONE:** 11' x 10' 04" (3.35m x 3.15m)

Double glazed window to front aspect, radiator, carpet, coving to ceiling, picture rail, fitted wardrobes.

**BEDROOM TWO:** 9' 06" x 9' 02" (2.90m x 2.79m)

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

**GARDEN:** 64' 0" x 12' 06" (19.51m x 3.81m)

80 feet long, patio area, mainly laid to lawn, garden shed with power.

**REAR PATIO:** 21' 07" x 12' 10" (6.58m x 3.91m)

Raised decking, beautifully placed seating area.

**FRONT DRIVE / FRONT GARDEN:**

Block paved, parking for up to 3 cars.

**OUTBUILDING:** 15' 07" x 10' 00" (4.75m x 3.05m)

Newly purpose-built out-house, laminate flooring, double-glazed doors, insulation to walls and ceiling, anti-glare down lights. Timber slats wall panelling, CAT6 ethernet, own fuse box, power, and extractor fan.

**LEASE DETAILS:**

Over 900 years remaining. Peppercorn ground rent. Zero Service Charges.

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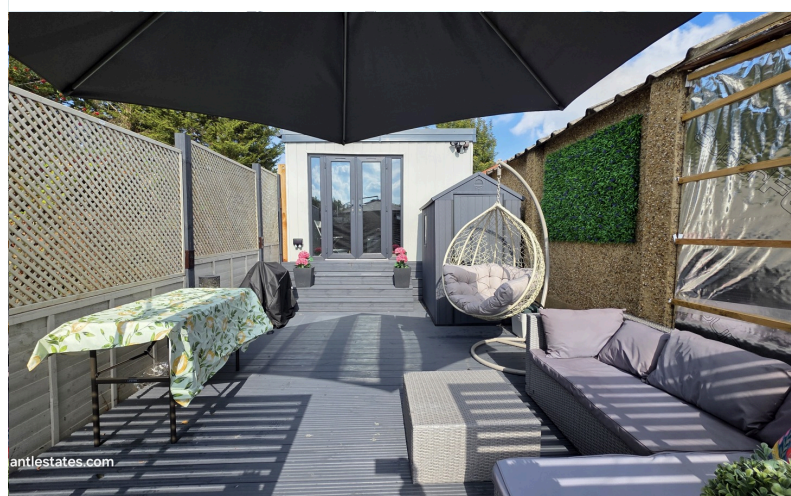
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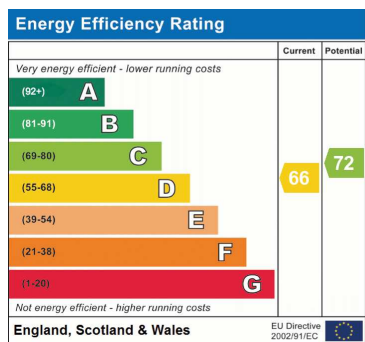
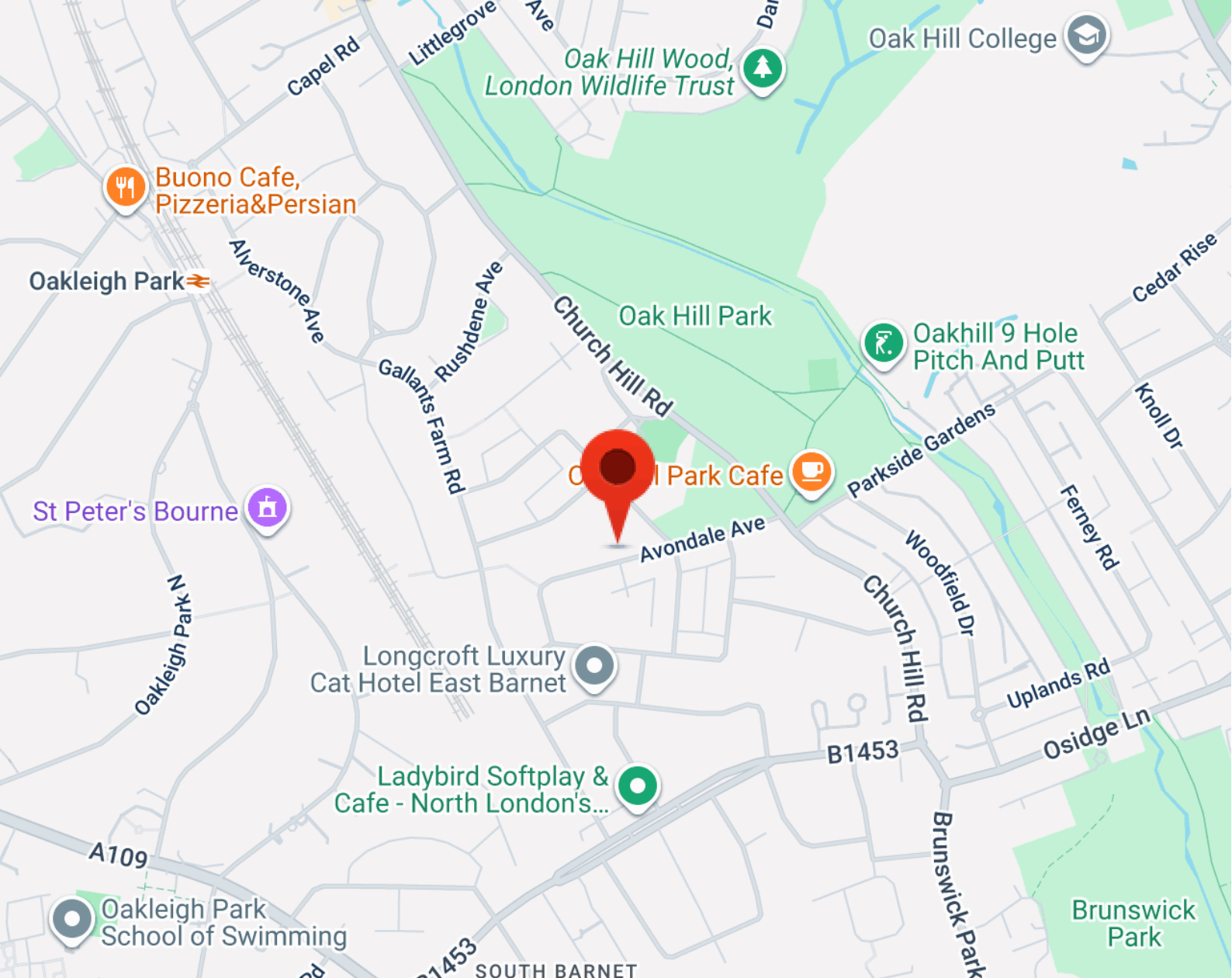












Address: Avondale Avenue, East Barnet, EN4 8ND

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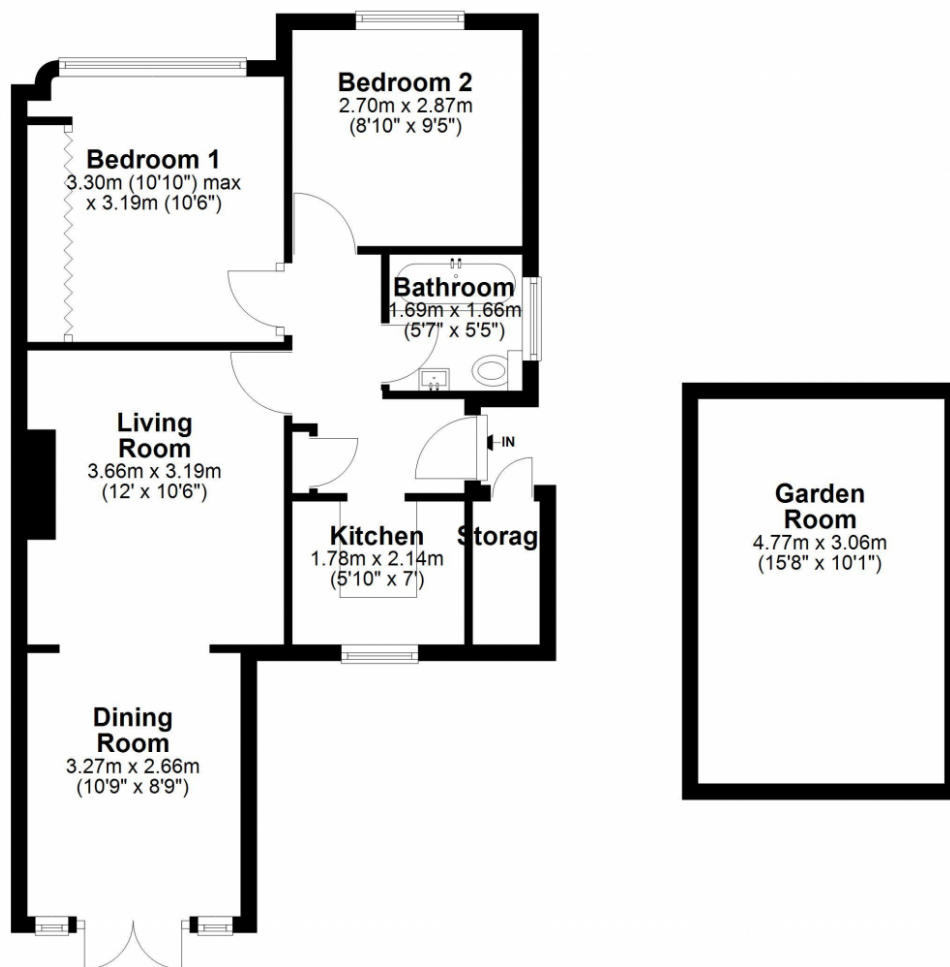
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## Avondale Avenue, Barnet, EN4

Approx. 68.0 sq. metres (732.4 sq. feet)



Total area: approx. 68.0 sq. metres (732.4 sq. feet)

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