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BROOKMANS PARK  
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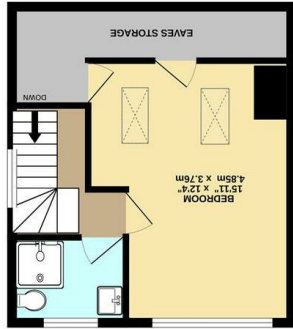
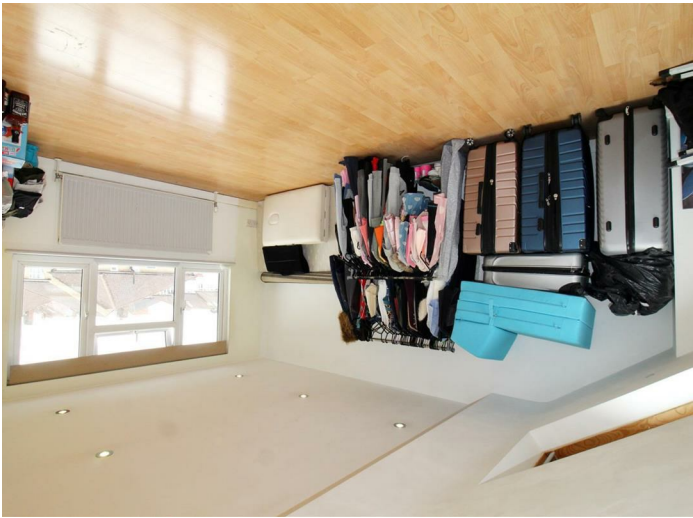
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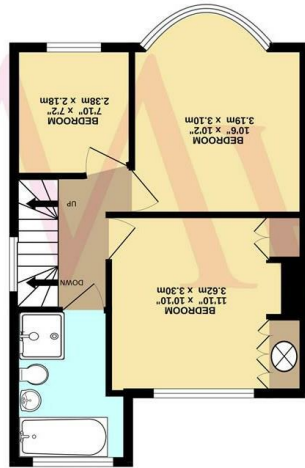
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## Contact us

## Our Offices



2ND FLOOR  
319 sq.ft. (29.6 sq.m.) approx.



1ST FLOOR  
407 sq.ft. (37.8 sq.m.) approx.



GROUND FLOOR  
423 sq.ft. (39.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, corners and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix 6/2025



41 AVONDALE AVENUE, BARNET EN4 8NB

Offers In Excess Of £750,000 | Freehold





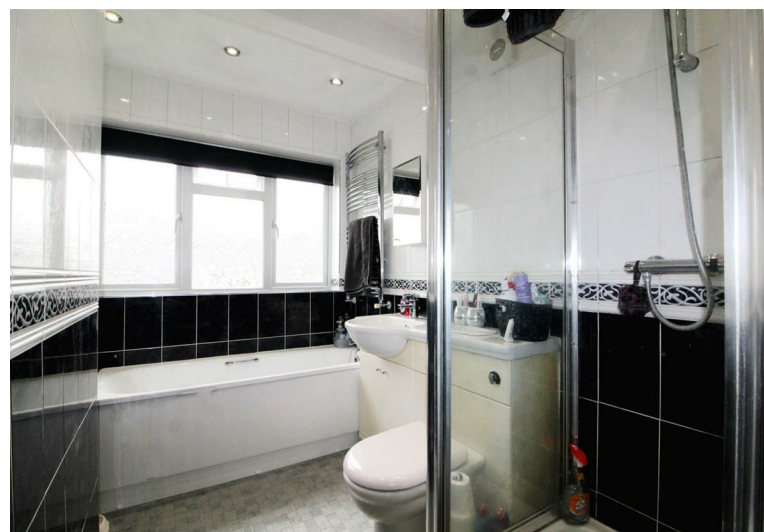
## Property Overview

Introducing this very well presented and thoughtfully extended four bedroom semi-detached family home situated on Avondale Avenue which is in close proximity to Oak Hill Park.

The property comprises of a bright and spacious open plan living and dining room which features a big bay window, decorative fireplace with mantle and has direct access to the beautifully landscaped south facing rear garden with separate garage. A recently installed stylish kitchen with under cupboard spotlights and splash back tiles.

Four bedrooms, a good sized master bedroom with big bay window, two further double bedrooms- one with fitted wardrobes and the other dual aspect, a single bedroom, a fully tiled family bathroom with separate shower and a second shower room.

To the front of the property is large block paved private driveway suitable for parking three vehicles.



## Property Features

- LIVING ROOM / DINING ROOM - 24'3" X 10'7"
- KITCHEN - 11'5" X 6'8"
- PRIVATE DRIVEWAY
- CLOSE TO OAKHILL PARK
- GARAGE
- BEDROOM 1 - 15'9" X 9'11"
- BEDROOM 2 - 13'2 X 10'7
- BEDROOM 3 - 10'9" X 10'9"
- BEDROOM 4 - 7'8" X 6'11"
- BATHROOM - 8'12" X 5'3"

## Agents Notes

Further benefits include front porch, extra storage cupboards.

Avondale Avenue is situated within close proximity of Oak Hill Park, Oak Hill and Church Hill Primary Schools, Oak Hill Park Tennis Court and just a 12 minute walk to Oakleigh Park Train Station.