









## Oakhurst Avenue, East Barnet, Barnet, EN4 Approximate Area = 830 sq ft / 77.1 sq m (excludes store) 12'5 x 9'2 (3.78) x (2.79) Garden 72'4 x 12'10 (22.04) x (3.91) Kitchen (3.84) x (2.16) 14'3 x 10'2 (4.34) x (3.10) **GROUND FLOOR 2** Reception Room 16'4 x 14'2 (4.98) x (4.32) Up **GROUND FLOOR 1** FIRST FLOOR barnard marcus

## welcome to Oakhurst Avenue, Barnet

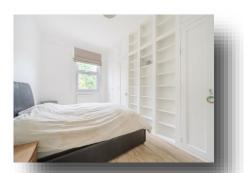
- Two bedroom conversion
- Well-presented throughout
- 0.1 miles to Oakleigh Park mainline station

Tenure: Leasehold EPC Rating: D

- Rear garden
- Peaceful location

£450,000





Situated along a peaceful road you will find this well-presented conversion compromising of two good sized bedrooms and living area with access to a private rear garden.

This residence has been well-maintained by the current owner and is presented in lovely condition throughout offering bright and spacious accommodation comprising of a fitted kitchen, a good-sized living/dining area, two double bedrooms, modern bathroom, private garden, gas central heating, double glazed windows. There is also the benefit of fibre optic connection, ideal for home workers and students. This property could be ideal for first time buyers needing to commute into town with Oakleigh Park Mainline Station located just 0.1 miles from this beautiful home. This property is also within close proximity of East Barnet villages local amenities and Oak Hill Park which is very popular with local residents.

## view this property online barnardmarcus.co.uk/Property/WTS106911

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 1990. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



**Property Ref:** WTS106911 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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