

HUNTERS

RESIDENTIAL SALES AND LETTINGS

AVONDALE AVENUE , EAST BARNET, EN4 8NA
OFFERS IN EXCESS OF £750,000 - FREEHOLD

Situated on a wide corner plot this attractive bay fronted three bedroom semi-detached house has been thoughtfully extended to provide ideal family accommodation.

Overlooking the garden is the big bright open plan kitchen breakfast and family room ideal for entertaining. There is a ground floor guest w.c and utility room and separate front reception and on the 1st floor a master bedroom with en-suite, two more bedrooms and family bathroom.

At the end of the wide rear garden there is off street parking for two cars accessed via double gates, the property is also a short walk from Oak Hill Park and is well placed for local primary and secondary schools. Viewing highly recommended.

THREE BEDROOMS
MASTER BEDROOM WITH EN-SUITE
SPACIOUS EXTENDED KITCHEN BREAKFAST ROOM
GUEST W.C. AND UTILITY ROOM
FRONT RECEPTION * FAMILY ROOM
GAS CENTRAL HEATING AND DOUBLE GLAZING
WIDE REAR GARDEN WITH GATED OFF STREET PARKING
COUNCIL TAX BAND E: £2,134.36p
EPC RATING D – 58

1. MONEY LAUNDERING REGULATIONS 2007: Purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. Reference to the Tenure of a Property is based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their solicitor.

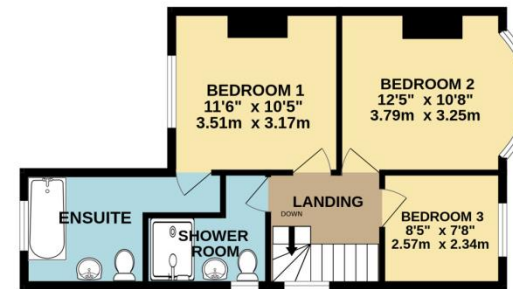


99 Russell Lane
 Whetstone
 N20 0BA
 020 8368 7138

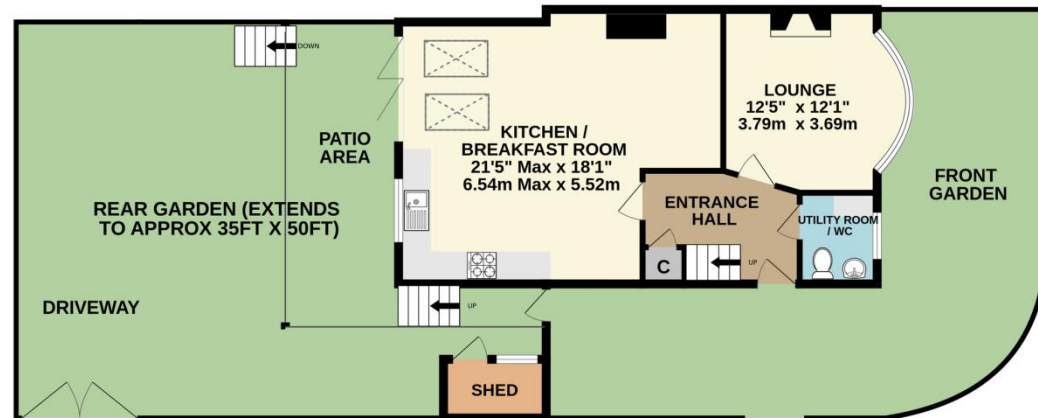
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

1ST FLOOR
 517 sq.ft. (48.0 sq.m.) approx.



GROUND FLOOR
 617 sq.ft. (57.3 sq.m.) approx.



TOTAL FLOOR AREA : 1133 sq.ft. (105.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 have not been tested and no guarantee as to their operability or efficiency can be given.

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