



Ridgeway Avenue, Barnet, EN4 8TW

Asking Price: £635,000

Freehold

Ridgeway Avenue, Barnet, EN4 8TW

Offered for sale CHAIN FREE this three bedroom house with two reception rooms and off street parking is situated on this quiet turning moments from East Barnet Village.

Ground floor accommodation comprises entrance hall, two spacious reception rooms with high ceilings, kitchen and conservatory leading to 59ft garden. Three bedrooms to the first floor with three piece family bathroom.

Situated on this quiet turning close to East Barnet village and its array of shops and cafes with highly regarded schools close by including Dangrove & St Mary's CofE Primary & East Barnet Secondary. Oak Hill Park and Oakleigh Park train station are within walking distance.

- **CHAIN FREE**
- **THREE BEDROOM HOUSE**
- **TWO RECEPTION ROOMS**
- **KITCHEN**
- **CONSERVATORY**
- **POTENTIAL TO EXTEND STPP**
- **OFF STREET PARKING**
- **59FT GARDEN**
- **COUNCIL TAX BAND E**
- **CLOSE TO EAST BARNET SCHOOL**



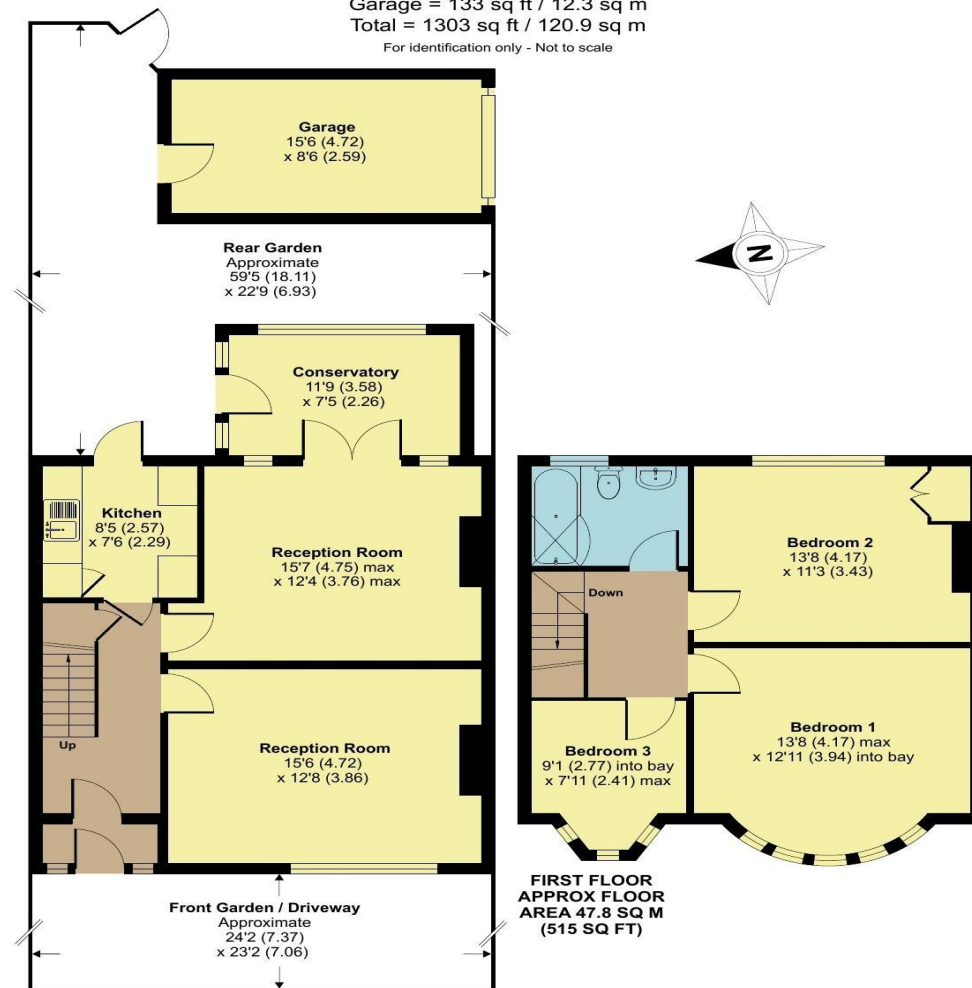
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Approximate Area = 1170 sq ft / 108.6 sq m

Garage = 133 sq ft / 12.3 sq m

Total = 1303 sq ft / 120.9 sq m

For identification only - Not to scale



GROUND FLOOR
APPROX FLOOR
AREA 60.8 SQ M
(655 SQ FT)

FIRST FLOOR
APPROX FLOOR
AREA 47.8 SQ M
(515 SQ FT)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Hunters - Barnet & Whetstone. REF: 1165631









Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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Disclaimer

The agent has not checked any apparatus, fixtures or fittings or services and cannot verify they are in working order or fit for their purpose. Neither has the agent checked the legal documentation to verify the Freehold / Leasehold status of the property. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property.