



Rushdene Avenue, East Barnet, EN4 8EN

Offers in Excess of £720,000

Freehold

Rushdene Avenue, East Barnet, EN4 8EN

Set on this residential turning an extended three bedroom semi-detached bungalow with off street parking and garage.

Ground floor accommodation comprises spacious entrance hall, two bedrooms to ground floor with family bathroom, 21ft reception room with sliding doors to garden, separate kitchen & dining area which also leads to garden, utility area and garage. Third bedroom to first floor with shower room and eaves storage.

Situated in a popular location within 0.3 miles (6 minute walk) of Oakleigh Park Station (Kings Cross approx. 20 mins), Oak Hill Park, Church Hill Primary School and East Barnet Village with it's array of shops and cafes.

- **THREE BEDROOM BUNGALOW**
- **SEMI-DETACHED**
- **EXTENDED**
- **RECEPTION ROOM & SEPARATE DINING ROOM**
- **KITCHEN**
- **GARAGE & OFF STREET PARKING**
- **84FT GARDEN**
- **HIGHLY REGARDED SCHOOLS CLOSE BY**
- **CLOSE TO OAKLEIGH PARK STATION**
- **COUNCIL TAX BAND E**



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Approximate Area = 1151 sq ft / 106.9 sq m

Limited Use Area(s) = 125 sq ft / 11.6 sq m

Garage = 133 sq ft / 12.3 sq m

Outbuilding = 106 sq ft / 9.8 sq m

Total = 1515 sq ft / 140.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hunters - Barnet & Whetstone. REF: 1177403











Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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.

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