



Derwent Avenue, East Barnet, EN4 8LY

Asking Price: £899,950

Freehold

Derwent Avenue, East Barnet, EN4 8LY

This 1930s semi-detached bungalow has been transformed into a fine example of contemporary living with large kitchen family room, separate annexe outbuilding with facilities and conveniently located for Oakleigh Park Station & local shops.

Accommodation comprises, entrance hall leading to incredible open plan kitchen living room with exposed staircase, floor to ceiling sliding doors & log burner.

Situated on this popular turning close to Oakleigh Park Station, the property is also well placed for the area's top primary & secondary schools and is within walking distance to Oakleigh Park Station which is approximately 0.7miles away.

- **CONTEMPORARY SEMI-DETACHED BUNGALOW**
- **IMPRESSIVE OPEN PLAN KITCHEN ENTERTAINING SPACE**
- **LARGE OUTBUILDING WITH EN-SUITE**
- **LANDSCAPED SOUTH FACING GARDEN**
- **THREE BEDROOMS WITH MASTER EN-SUITE**
- **UTILITY ROOM**
- **FAMILY BATHROOM**
- **OFF STREET PARKING**
- **QUITE RESIDENTIAL TURNING CLOSE TO OAKLEIGH PARK STATION**
- **COUNCIL TAX BAND D**

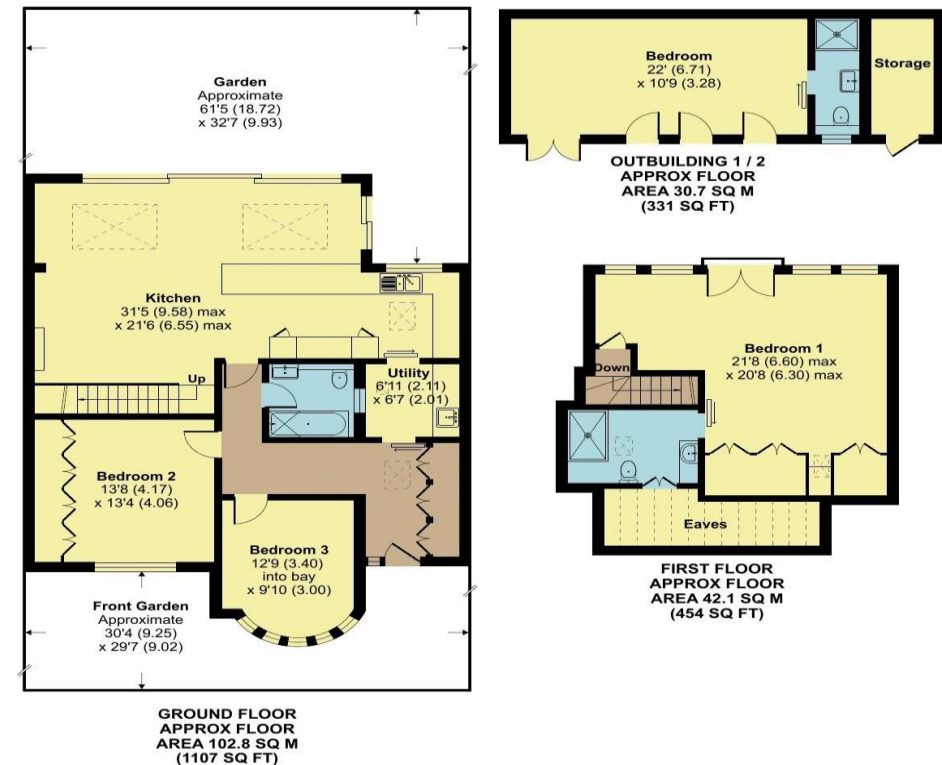


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Approximate Area = 1561 sq ft / 145 sq m
Limited Use Area(s) = 83 sq ft / 7.7 sq m
Outbuilding = 331 sq ft / 30.7 sq m
Total = 1975 sq ft / 183.4 sq m

Denotes restricted head height

For identification only - Not to scale

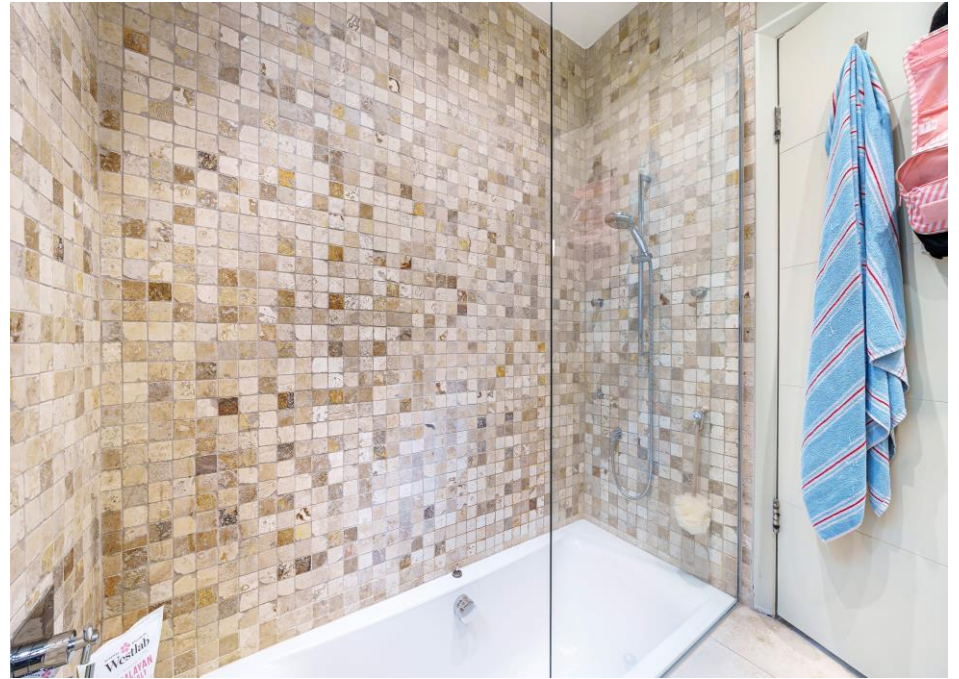


RICS Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024.
Produced for Hunters - Barnet & Whetstone. REF: 1191137











| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 71 C | 78 C |
| 55-68 | 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.