



**Grange Avenue, Barnet, EN4 8NL**

**Offers in Excess of £750,000**

*Freehold*

## Grange Avenue, Barnet, EN4 8NL

This immaculately presented three bedroom, two bathroom house set on this quiet residential turning and benefitting from large rear garden, off street parking and double garage.

Ground floor accommodation comprises, porch & entrance hall, 28ft through lounge with wooden floors leading to modern kitchen with integrated appliances, conservatory, large utility area and three piece shower room. Three bedrooms to first floor with three piece family bathroom. 80ft rear garden with double garage and rear access. Potential to extend to the loft STPP.

Situated in this convenient location within 0.4miles of Oakleigh Park Station and with good primary schools and Oak Hill Park in the immediate vicinity.

- **WELL PRESENTED THROUGHOUT**
- **THREE BEDROOM HOUSE**
- **OFF STREET PARKING**
- **28FT THROUGH LOUNGE**
- **TWO BATHROOMS**
- **LARGE UTILITY AREA**
- **UNDERFLOOR HEATING THROUGHOUT GROUND FLOOR**
- **LARGE REAR GARDEN & DOUBLE GARAGE**
- **9 MINUTE WALK TO OAKLEIGH PARK STATION**
- **COUNCIL TAX BAND E**



### Grange Avenue, East Barnet, Barnet, EN4

Approximate Area = 1190 sq ft / 110.5 sq m

Outbuilding = 299 sq ft / 27.7 sq m

Total = 1489 sq ft / 138.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). ©vsh-excom 2008. Produced for Hunters - Barnet & Whetstone. REF: 1281140















Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		85 <b>B</b>
69-80	<b>C</b>	69 <b>C</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

#### 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.

## Hunters Whetstone

99 Russell Lane  
Whetstone  
N20 0BA

T: 020 8368 7138

E: [info@hunters-whetstone.co.uk](mailto:info@hunters-whetstone.co.uk)

[www.hunters-whetstone.co.uk](http://www.hunters-whetstone.co.uk)