




£410,000

Avondale Avenue, East Barnet EN4 8ND




BRITISH  
PROPERTY  
AWARDS  
2021  
2024  
★★★★★  
GOLD WINNER  
ESTATE AGENT  
IN BARNET

 2  
Bedrooms

 1  
Bathroom

2A Church Hill Road, East Barnet, EN4 8TB |  
office@mantlestates.com

0208 275 1555



**This Ultra Modern 2 Bedroom Ground Floor Maisonette, Boasting direct access to its own garden, & NEWLY BUILT Office/Study with power & Internet connections. Very well located to Oak Hill Park, East Barnets & Southgates Shopping Facilities, Bus Links & Oakleigh Park Train Station. Off-Street Parking. Over 900 Years Remaining Lease.**

This maisonette, situated on Avondale Avenue in East Barnet, Hertfordshire, offers a practical living space with two bedrooms, one bathroom, and two reception rooms. The property is designed to accommodate a range of living needs with its functional layout. The kitchen is efficiently arranged, providing the necessary space for meal preparation and storage. The two reception rooms offer flexibility for dining and living areas, allowing for a comfortable home environment.

An outbuilding has been built to the rear of the garden. This is a wonderful addition to the property, adding an extra room that could be used for guests or a home office. A raised seating area had been installed, giving the garden a touch of elegance to your outdoor living space. The maisonette is located in a well-connected area, with East Barnet providing a variety of local amenities, including shops, cafes, and schools. Public transport links are readily accessible, offering convenient connections to surrounding areas and central London. The property has direct access to its own garden & residents can enjoy the benefits of nearby parks and recreational areas.

The area of East Barnet is known for its community atmosphere and accessibility, making this maisonette a practical choice for those seeking a home in Hertfordshire.

**ENTRANCE HALL:** 7' 09" x 2' 08" (2.36m x 0.81m)

Double glazed front door, storage cupboard, wooden flooring, picture rail, storage cupboard, coving to ceiling, radiator. 7'.09" x 2'.08" X 5'09" x 3'.07"

**KITCHEN:** 7' 0" x 5' 09" (2.13m x 1.75m) Double glazed window to rear aspect, wall and floor standing units, wooden flooring, part tiled walls, roll edge work surface, electric hob, electric oven, butler style kitchen sink with mixer tap, part tiled plumbed for washing machine, gas central heating boiler, under unit lighting.

**LOUNGE AREA:** 12' 0" x 10' 04" (3.66m x 3.15m)

Wooden flooring, picture rail, radiator, shelving, feature fireplace with metal surround and marble hearth, coving to ceiling, opening to conservatory...

**CONSERVATORY AREA:** 9' 06" x 8' 9" (2.90m x 2.67m) Double glazed doors to garden, double glazed windows to rear aspect x 2, wooden flooring, double glazed flat conservatory roof.

**BATHROOM:** 5' 05" x 5' 07" (1.65m x 1.70m) (5'05" x 5'07" > 5'05") Double glazed window to side aspect, panel bath with mixer tap, wall mounted shower, tiled walls, low-level flush water closet, heated towel rail, wash hand basin, wall mounted mirror, shaving point, extractor, storage cupboard.

**BEDROOM ONE:** 11' x 10' 04" (3.35m x 3.15m) Double glazed window to front aspect, radiator, carpet, coving to ceiling, picture rail, fitted wardrobes.

**BEDROOM TWO:** 9' 06" x 9' 02" (2.90m x 2.79m) Double glazed window to front aspect, radiator, coving to ceiling, picture rail.

**GARDEN:** 64' 0" x 12' 06" (19.51m x 3.81m) 80 feet long, patio area, mainly laid to lawn, garden shed with power.

**REAR PATIO:** 21' 07" x 12' 10" (6.58m x 3.91m) Raised decking, beautifully placed seating area.

**FRONT DRIVE / FRONT GARDEN:** Block paved, parking for up to 3 cars.

**OUTBUILDING:** 15' 07" x 10' 00" (4.75m x 3.05m)

Newly purpose-built out-house, laminate flooring, double-glazed doors. insulation to walls and ceiling, anti-glare down lights. Timber slats wall panelling, CAT6 ethernet, own fuse box, power, and extractor fan.

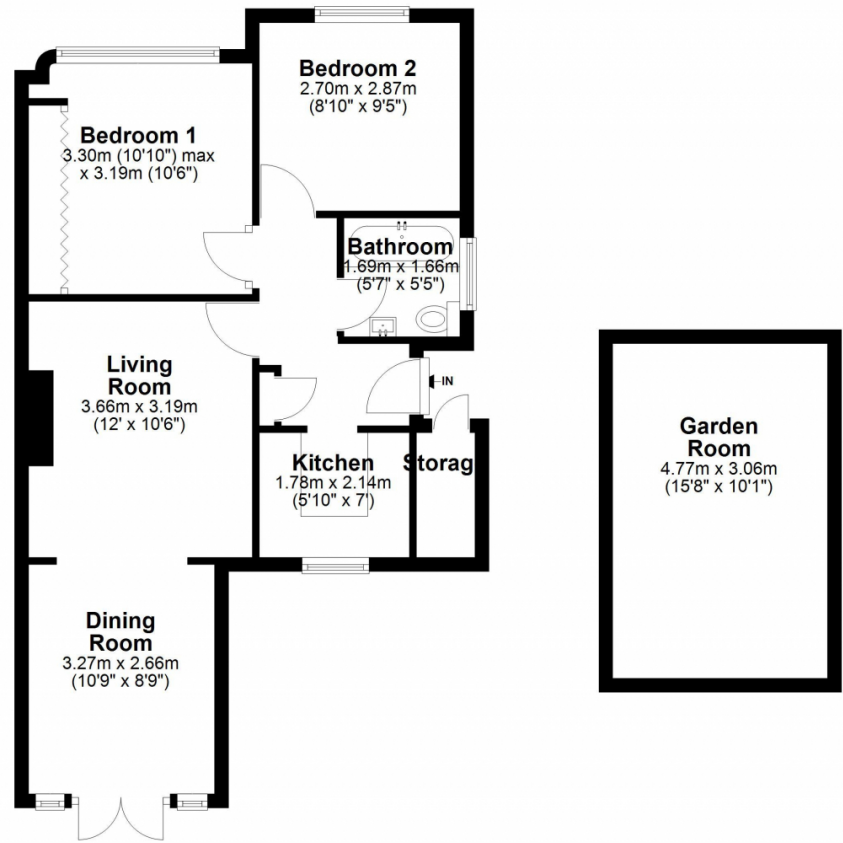
**LEASE DETAILS:** Over 900 years remaining. Peppercorn ground rent. Zero Service Charges.



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Avondale Avenue, Barnet, EN4  
Approx. 68.0 sq. metres (732.4 sq. feet)



Total area: approx. 68.0 sq. metres (732.4 sq. feet)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	66	72
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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