



Asking Price £260,000  
Shurland Avenue, East Barnet EN4



2 Bedrooms 1 Bathroom

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**TWO BEDROOM FIRST FLOOR FLAT**, offering a practical living space in a quiet area of East Barnet. The property features one bathroom and a reception room, with communal parking available. Situated near Oakleigh Park and Oakleigh Park Station, this chain-free flat provides convenient access to local amenities and transport links.

Situated in the tranquil area of East Barnet, this two-bedroom flat at Shurland Avenue offers a comfortable living environment. The property features one bathroom and a reception room, providing ample space for everyday living. Located on the first floor, the flat benefits from a quiet setting, making it an attractive option for those seeking a peaceful residence.

The flat is chain-free, allowing for a straightforward purchase process. Communal parking is available, providing convenience for residents with vehicles. The property is in close proximity to Oakleigh Park and Oakleigh Park Station, offering easy access to public transport and making commuting straightforward.

The layout of the flat includes two well-proportioned bedrooms, a bathroom, and a reception room that can be used for dining or relaxation. The kitchen is designed to accommodate essential appliances, ensuring functionality for daily meal preparation. The flats location on the first floor provides a sense of privacy and security.

Nearby amenities include local shops, parks, and recreational facilities, enhancing the convenience of the location. The proximity to Oakleigh Park Station ensures that residents have easy access to public transport, facilitating travel to surrounding areas and central London.

The property is located in Hertfordshire, a county known for its blend of urban and rural environments. East Barnet offers a mix of residential and commercial areas, providing a balanced lifestyle for residents. The flats location within this community ensures access to a range of services and facilities, making it a practical choice for potential buyers.

In summary, this two-bedroom flat offers a practical living space in a quiet location, with convenient access to transport links and local amenities. The chain-free status and communal parking add to the property's appeal, making it a viable option for those seeking a residence in East Barnet.

**ENTRANCE HALL:** 6' 05" x 4' 09" (1.96m x 1.45m)

Carpet, coving to ceiling.

**STORAGE CUPBOARD:** 4' 01" x 2' 09" (1.24m x 0.84m)

**LOUNGE:** 11' 04" x 15' 4" (3.45m x 4.67m)

Double glazing window to side aspect, carpet, radiator, coving to ceiling.

**KITCHEN:** 8' 07" x 8' 06" (2.62m x 2.59m)

Double glazed window to side aspect, wall and base units, gas central heating boiler, stainless sink and drainer with mixer tap. storage cupboard.

**BATHROOM:** 6' 09" x 5' 06" (2.06m x 1.68m)

Panelled bath, mixer taps, shower attachment, low-level flush w/c, wash hand basin with mixer tap, heated towel rail and extractor.

**BEDROOM 1:** 12' 07" x 11' 05" (3.84m x 3.48m)

Double glazed window to side aspect, carpets, electric heater.

**BEDROOM 2:** 9' 01" x 6' 10" (2.77m x 2.08m)

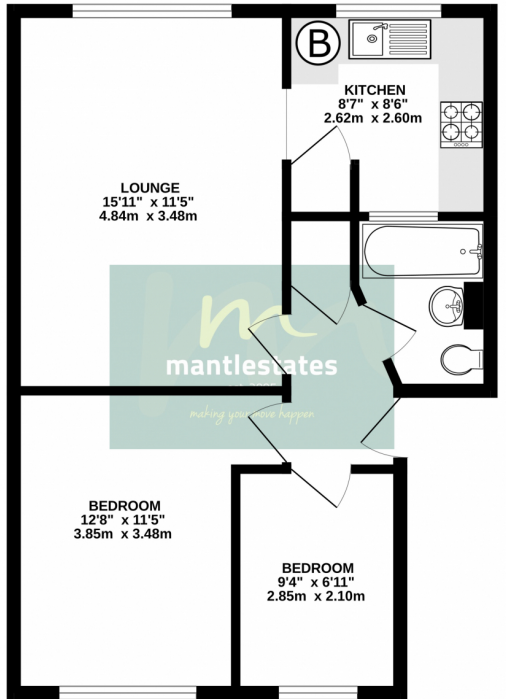
Double glazed window to side aspect and carpet.



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## Shurland Avenue, East Barnet EN4

FIRST FLOOR  
519 sq.ft. (48.2 sq.m.) approx.



TOTAL FLOOR AREA : 519 sq.ft. (48.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>76</b>	<b>77</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

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