



 **2**
Bedrooms
Mantlestates.com

 **1**
Bathroom



GROUND FLOOR GARDEN MAISONETTE with over 900 years' lease remaining. Benefiting from off-street parking, set in a quiet location and a short walk to Oakleigh Park Train Station & Oak Hill Park. Conveniently located for East Barnet's Schools, shopping facilities, restaurants & cafes. Offered **CHAIN FREE**.

This 2 Bedroom Ground-floor maisonette is well located to East Barnet Village's shopping facilities, cafes & restaurants, and benefits from direct access to its own garden and off-street parking.

Very near to Oak Hill Park & a minute's walk to Oakleigh Park Train Station with direct access to Kings Cross or Moorgate via Finsbury Park (Piccadilly Line & Victoria).

The property also offers a Conservatory & over 900 years' lease remaining within easy reach of popular schools.

The property is offered **** CHAIN FREE ****

ENTRANCE AREA: 2' 07" x 3' 02" (0.79m x 0.97m) Double-glazed front door, tiled flooring.

UNDER STAIRS STORAGE CUPBOARD: 5' 01" x 2' 04" (1.55m x 0.71m) Plumbed washing machine, tiled flooring.

ENTRANCE HALL: 7' 10" x 2' 09" (2.39m x 0.84m) (7'10" x 2'09") x (5'07" x 3'08") Laminated flooring, storage cupboard, coving to ceiling, radiator.

KITCHEN: 5' 09" x 7' 02" (1.75m x 2.18m) Double-glazed window to rear aspect, wall and floor-standing kitchen units, electric hob, electric oven, stainless steel sink drainer with mixer tap, extractor, tiled flooring, part tiled walls

LOUNGE: 12' 00" x 10' 06" (3.66m x 3.20m) Double-glazed door to conservatory, laminated flooring, radiator, coving to ceiling.

CONSERVATORY: 8' 02" x 9' 06" (2.49m x 2.90m) Double-glazed door to garden, laminated flooring, radiator.

LEAN TO: 9' 03" x 7' 08" (2.82m x 2.34m) Wooden gate to the side aspect.

FRONT BEDROOM (1): 11' 00" x 10' 03" (3.35m x 3.12m) Double-glazed window to front aspect, radiator, laminated flooring, coving to ceiling.

FRONT BEDROOM (2): 9' 00" x 9' 00" (2.74m x 2.74m) Double-glazed window to front aspect, radiator, laminated flooring, wall-to-wall fitted wardrobe,

BATHROOM: 5' 06" x 5' 04" (1.68m x 1.63m) Double-glazed window to side aspect, panel bath with mixer tap and shower attachment, low-level flush water closet, tiled wall, radiator, wash hand basin.

GARDEN: 63' 00" x 11' 00" (19.20m x 3.35m) Patio area, garden shed.



£380,000

Avondale Avenue, EAST BARNET EN4



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	69	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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