



£699,950

Derwent Avenue, East Barnet EN4



BRITISH  
PROPERTY  
AWARDS

2021  
2024



GOLD WINNER

ESTATE AGENT  
IN BARNET

3

Bedrooms

1

Bathroom

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**WELL PRESENTED 3 Bedroom Semi-Detached House offered CHAIN FREE. Boasting spacious bedrooms, a modern Kitchen, Bathroom & SUNNY REAR GARDEN. Short walk to local shopping facilities. Within easy access to Oakleigh Park Train Station, Totteridge & Whetstone Tube & Popular Schools. MUST BE SEEN**

Located in the desirable area of East Barnet, this three-bedroom semi-detached house offers a comfortable and modern living space. The property features a modern kitchen equipped with contemporary appliances and ample storage, making it a practical space for meal preparation. The bathroom is also updated, providing a clean and functional environment.

The house includes two reception rooms, allowing for flexible use of space, whether for entertaining guests or relaxing with family. The bedrooms are well-sized, providing sufficient space for furnishings and personal belongings. The property is unfurnished, allowing new owners to personalise the space to their taste.

Outside, the property benefits from a well-maintained garden, offering a pleasant outdoor space for relaxation or gardening. There is also off-street parking available, providing convenience for vehicle owners.

Situated in a quiet location, the house is within easy reach of Oakleigh Park Train Station, facilitating convenient travel to surrounding areas. The property is offered chain-free, simplifying the purchasing process for potential buyers.

East Barnet offers a range of amenities, including local shops, schools, and parks, making it a practical location for families and individuals alike. The area provides a balance of suburban tranquillity and accessibility to urban conveniences.

**ENTRANCE HALL:** 7' 10" x 7' 03" (2.39m x 2.21m) Laminated flooring, double radiator.

**GROUND FLOOR FRONT BEDROOM:** 10' 5" x 7' 9" (3.17m x 2.36m) Bay double-glazed window to front aspect, double radiator, carpet, picture rail.

**FRONT RECEPTION:** 16' 06" x 11' 08" (5.03m x 3.56m) ( 16'06" into bay x 11'08" ) Carpet, picture rail, curved double radiator.

**BATHROOM:** 7' 02" x 7' 01" (2.18m x 2.16m) Double-glazed window to side aspect, tiled walls, tiled flooring, low-level flush water closet, heated towel rail, panel bath with mixer tap and shower attachment, wash hand basin with mixer tap in vanity unit, mirrored cabinet with lighting, spot lights.

**REAR RECEPTION:** 10' 01" x 12' 00" (3.07m x 3.66m) ( 10'01" < 13'07" x 12'00" ) Under stairs storage cupboard, laminated flooring, double radiator, door to conservatory...

**CONSERVATORY:** 10' 09" x 8' 02" (3.28m x 2.49m) Window to rear aspect, door to garden, laminated flooring, radiator.

**KITCHEN:** 10' 04" x 7' 09" (3.15m x 2.36m) Door to garden, double-glazed window to rear aspect, wall and floor standing kitchen units, sunken stainless steel sink, quartz work tops & splash backs, radiator, fitted dishwasher, gas central heating boiler, spot lights, Bosch electric oven, Bosch gas hob, Bosch extractor, tiled flooring.

**LANDING/STAIRS:** 11' 05" x 3' 00" (3.48m x 0.91m) Carpet on stairs, loft access, storage cupboard.

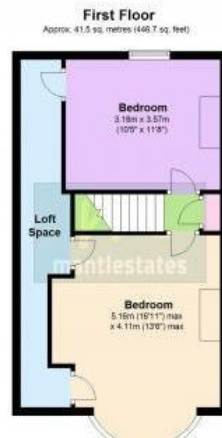
**FRONT BEDROOM:** 16' 07" x 13' 05" (5.05m x 4.09m) Double-glazed bay window to front aspect, carpet, curved double radiator, storage cupboard, picture rail, storage in eaves.


**REAR BEDROOM:** 10' 03" x 12' 00" (3.12m x 3.66m) Double-glazed window to rear aspect, carpet, double radiator, storage in eaves.

**SIDE LEAN-TO:** 18' 00" x 7' 01" (5.49m x 2.16m) Wooden doors to front driveway, plumbed washing machine & clothes dryer.

**GARDEN:** 67' 00" x 28' 00" (20.42m x 8.53m) Patio area, garden shed, lawn, mature shrubs & trees.

**FRONT GARDEN:** 30' 00" x 25' 00" (9.14m x 7.62m) Off-street parking, lawn.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>81</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>40</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	

Address: Derwent Avenue, East Barnet EN4



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, the measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error, omission or representation. The floor plan is for illustrative purposes only and should be used as such by any prospective Purchaser.