

Oakhurst Avenue
Barnet, Hertfordshire, EN4 8DL
£935,000 Freehold

STATONS

Tel: 020 8449 3383
Email: barnet@statons.com
Bedrooms 4 | Bathrooms 2 | Receptions 3





31 Oakhurst Avenue
Barnet, Hertfordshire
EN4 8DL

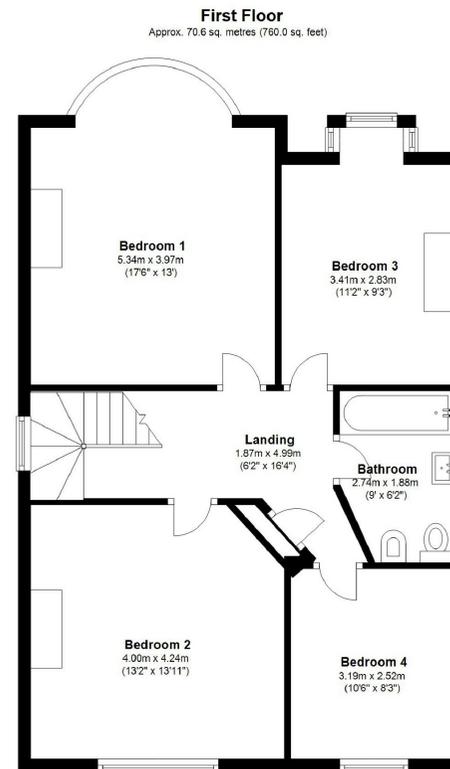
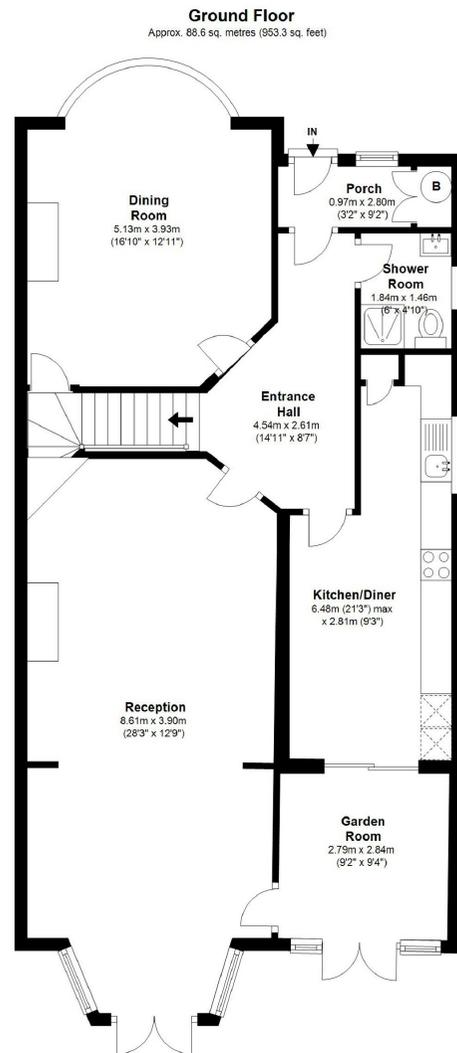


*****CHAIN FREE***** Situated on this sought after quiet residential road with unrestricted parking, we are delighted to offer for sale this stunning period detached practical family home. The property benefits from a wealth of original features and offers beautifully presented bright and spacious accommodation arranged over two floors. Comprising of a large welcoming entrance hall, leading off to a bay fronted dining room with feature fireplace to the front of the property and a large and sunny lounge also with feature fireplace with french-style doors leading out onto the circa 120 ft secluded rear garden. This property boasts a large fitted kitchen/breakfast room, and downstairs a guest w.c. with shower. Four large bedrooms all with original fireplaces and a family bathroom are located on the first floor from a large and spacious landing. To the front of this beautiful home there is off street parking for 2 cars with a quaint side shrubbery.

Location: The property is ideally located for the commuter being an easy 3-mile drive to the M25, 3 minutes walk to Oakleigh Park over ground station with a journey time of 10 minutes to Finsbury Park and 20 minutes to central London. The property is central to very good schools, and a stroll to the local amenities of East Barnet village.

For more properties for sale in Barnet please call our [Barnet Estate Agents](#) on 0208 449 3383 .





Whilst every attempt has been made to ensure the accuracy of this floor plan, no responsibility is taken for any error, omission or incorrect statement. When a garage outbuilding, garden and/or balcony are shown on the floor plan, their areas are included in the floor square area. The plan is for illustrative purposes and is to be used as such by any prospective purchaser or tenant. Floor Plan prepared by Adrian Bunting 0775357565. Plan produced using PlanUp.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Best energy efficient - lower rating costs	Current	Potential	Best environmentally friendly - lower CO ₂ emissions	Current	Potential
100-90% A			100-90% A		
89-80% B			89-80% B		
80-65% C			80-65% C		
65-55% D			65-55% D		
55-45% E			55-45% E		
45-35% F			45-35% F		
35-15% G			35-15% G		
Not energy efficient - higher rating costs			Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		

Energy Efficiency Rating: 82 (Current), 59 (Potential)
Environmental Impact (CO₂) Rating: 78 (Current), 50 (Potential)

DISCLAIMER:

In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate. All dimensions include wardrobe spaces where applicable.

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