



12 Oakhurst Avenue, East Barnet, EN4 8DL

Guide Price: £850,000

An Edwardian semi-detached family home, located within 500 meters of Oakleigh Park mainline station, offering spacious accommodation with potential to extend (STPP) * Four bedrooms * Two reception rooms * Kitchen/breakfast room * Bathroom * 170ft Garden * Chain free * Solar panels * FREEHOLD*

ENTRANCE PORCH: tiled flooring, window to side, front door into

ENTRANCE HALL: 12'4 x 8'7 max.

Frosted windows to side, double radiator, stairs leading to landing, power points, understairs storage cupboard.

UTILITY ROOM: 7'2 x 6'8 with shower room:

Double sink, plumbing for washing machine, tiled floor, door leading to side access.

Door to SHOWER ROOM:

Low level flush WC, tiled floor, shower cubicle with tiled walls.

RECEPTION ROOM: 16'8 into bay x 14'5 max

Bay window overlooking front, radiator, TV aerial point, power points, fireplace with tiled surround, plate rail, coving to ceiling.

RECEPTION ROOM: 23'2 x 12'6 narrowing to 9'

Double glazed sliding patio doors leading onto rear garden, single radiator, power points.

KITCHEN/BREAKFAST ROOM: 13'8 x 11'10

Fitted kitchen with base and eye level units, tiled work surfaces and tiled splash back, double stainless-steel sink and drainer, electric cooker point, plumbing for washing machine or dishwasher, space for fridge freezer, double glazed sliding door leading onto rear garden, double glazed window overlooking rear garden, window to side.

STAIRS LEADING TO LANDING: access to loft.

BEDROOM: 13'5 x 14'6 to rear of wardrobe.

Window overlooking front, power points, picture rail, built in wardrobe.

BEDROOM: 12'7 x 11'4 to rear of wardrobe.

Double glazed door overlooking rear garden, double radiator, power points, built in wardrobe.

BEDROOM: 11'10 x 9'1

Sash window overlooking rear garden, power points, radiator.

BEDROOM: 9'10 to rear of wardrobe x 8'6

Sash window overlooking side, radiator, built in wardrobe.

BATHROOM: suite comprising panelled bath with hot & cold mixer taps and shower door, wall mounted wash hand basin, bidet, window.

SEPARATE WC:

High level flush WC, window.

SOUTH FACING REAR GARDEN: In excess of 130 feet - initial paved concrete patio area with gated side access, cupboard housing gas central heating boiler with asbestos panels, garden mainly laid to lawn with mature shrub and flowerbed borders. New fence to be fitted to left hand boundary.

SOLAR PANELS:

These are expected to generate an income of £700+ per year for the next 11 years.

LOCAL AUTHORITY: BARNET

COUNCIL TAX BAND: G







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E		
(21-38) F	34	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



GROUND FLOOR



FIRST FLOOR

Approximate Area = 1640 sq ft / 152.3 sq m

- Not to scale