



Derwent Avenue, Barnet, Hertfordshire, EN4 8LZ

£679,950

- **THREE BEDROOM END OF TERRACE**
- **UTILITY ROOM**
- **LOUNGE / DINER**
- **POTENTIAL FOR LOFT CONVERSION (STPP)**
- **CHURCH HILL PRIMARY SCHOOL CATCHMENT AREA**
- **EXTENSION TO THE SIDE**
- **DOWNSTAIRS TOILET**
- **CONSERVATORY**
- **REAR ACCESS AND LOG CABIN**

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£679,950 Freehold

A well-presented three-bedroom end-of-terrace family home, ideally located on a quiet residential turning close to Oakleigh Park Station and Russell Lane. The property offers spacious and versatile living, featuring an open-plan lounge/dining area that flows into a rear conservatory, perfect for additional living or entertaining space. The kitchen opens into the dining room, and the ground floor further benefits from a convenient downstairs WC and utility room. Upstairs, you'll find three well-proportioned bedrooms and a modern family bathroom. Externally, the tiered rear garden includes a patio area, lawn, a brick-built shed, a log cabin—ideal for a home office or studio—and rear access.

For families Church Hill Primary School is just 8 minutes away and Oak Hill Park is within a short walk, with playground and playing field, football pitches, woods, tennis courts, basketball court and a 9 hole pitch and put.



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Total Area: 100.8 m² ... 1085 ft² (excluding summerhouse, shed)

All measurements are approximate and for display purposes only

