

# DERWENT AVENUE EN4 8LZ









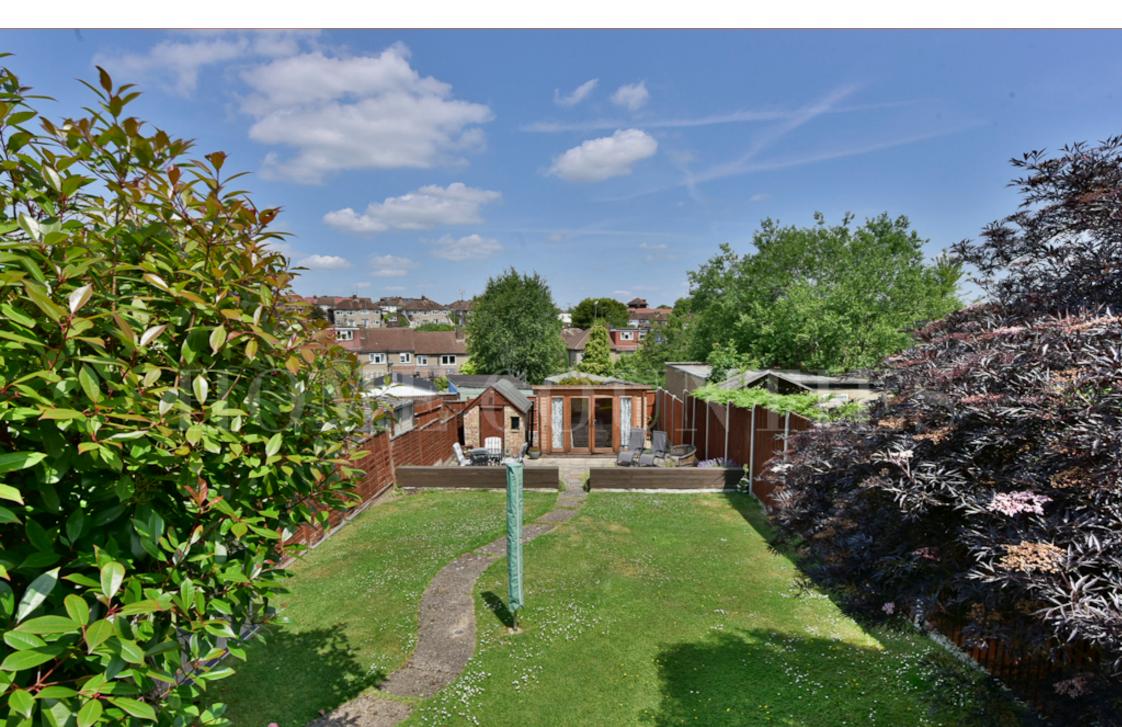
### Freehold £679,950

#### Accomodation

A well-presented three-bedroom end-of-terrace family home, ideally located on a guiet 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 studioand 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.

# DERWENT AVENUE, BARNET, HERTFORDSHIRE. EN4 8LZ



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Total Area: 100.8 m<sup>2</sup> ... 1085 ft<sup>2</sup> (excluding summerhouse, shed) All measurements are approximate and for display purposes only

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and may not be to scale. If there are any important matters likely to affect you decision to but, please conact us before viwing the property.



108 High Street, Potters Bar, EN6 5AT

01707 245 555 info@home-counties.com www.home-counties.com