



40 Rusdene Avenue , East Barnet, EN4 8EW

A well-maintained 3 bedroom family home situated in pretty residential turning overlooking a central green and views of Oak Hill Park to the rear. Comprises reception room and separate dining room leading to kitchen. Upstairs are 3 bedrooms (2 doubles and a single) and a contemporary bathroom. To the rear a raised patio area with steps down to a lawn, further patio area and outbuilding with gated rear access. Paved off-street parking to the front. Potential to extend upwards and to the rear (stpp).

Situated close to Oakleigh Park mainline station, Oak Hill Park, well regarded schools, local shops, cafes and restaurants.

£600,000

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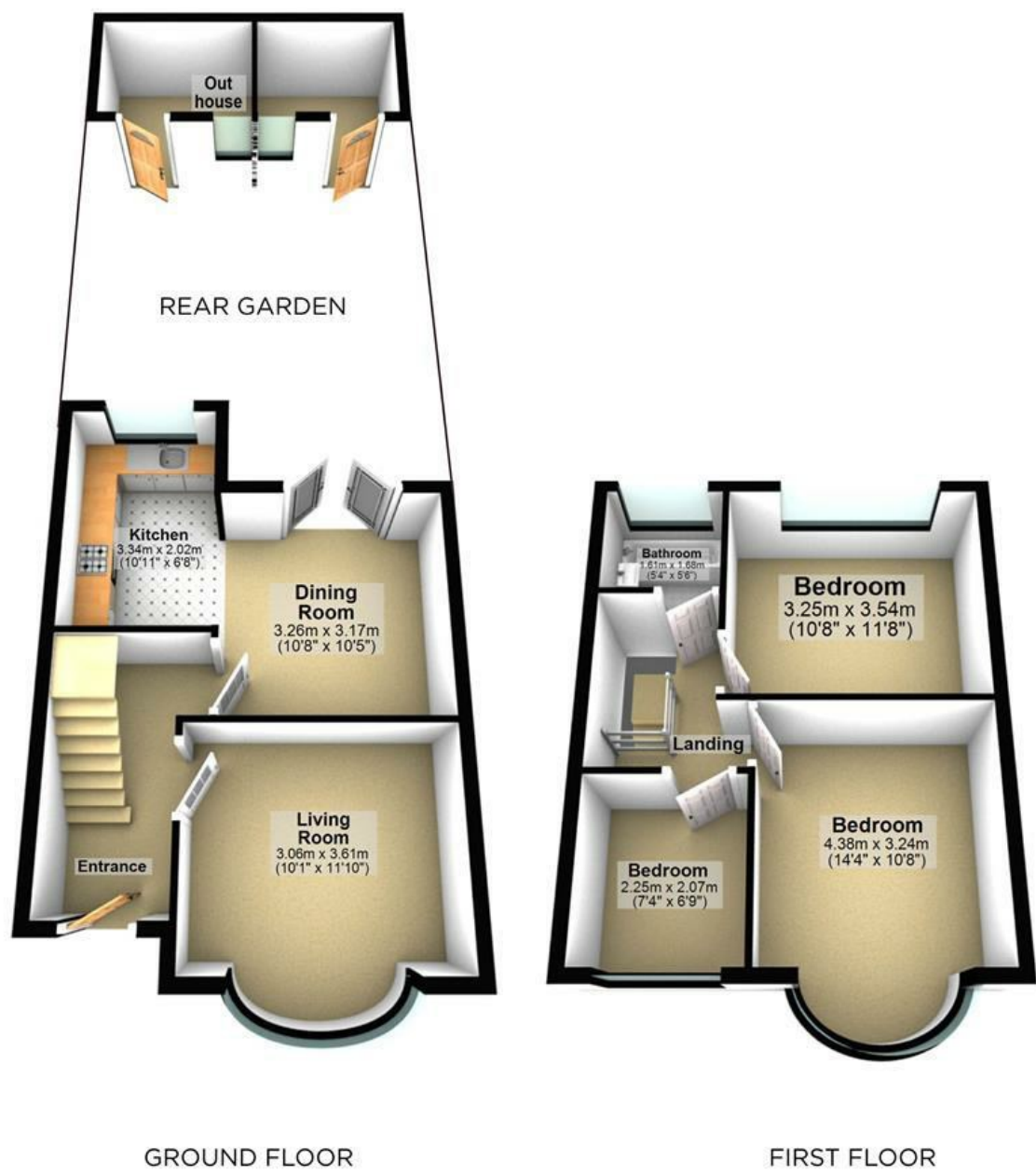
- Three bedrooms
- Potential to extend (stpp)
- Off-Street Parking
- Short Walk to Oakleigh Park Station
- Overlooking a central green



[Directions](#)



Floor Plan



This floor plan is for illustrative purposes only. Floor areas (including total floor area) openings are approximate.

TOTAL FLOOR AREA	Sq. meters	73.3
	Sq. feet	789.3

*Total floor area calculated without outhouse

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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