



8 Cedar Lawn Avenue, Barnet, EN5 2LW

£675,000



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Nestled in the serene surroundings of Cedar Lawn Avenue, Barnet, this charming three-bedroom semi-detached house offers a tranquil retreat within a peaceful cul-de-sac. Built in 1930, this property exudes character and potential.

As you step inside, you are greeted by a spacious through lounge, perfect for entertaining guests or simply unwinding after a long day. The extended kitchen/diner provides a wonderful space for family meals, while the ground floor shower/utility room adds convenience to everyday living. This property boasts three bedrooms, offering ample space for a growing family or those in need of a home office as well as two bath/shower rooms across both floors.

The property features side access via a lean-to, offering additional storage space, and a driveway for convenient off-street parking. High Barnet Station is within easy reach, and local amenities are just a short walk away, adding to the convenience of the location.

While this property requires modernisation, it presents the opportunity to create a bespoke living space tailored to your taste. Don't miss the chance to transform this Chain Free quaint semi-detached home into your dream abode in the heart of Barnet.



Hallway
Radiator, stairs to first floor landing, under stairs storage cupboard, airing cupboard. Doors to through-lounge, shower/utility room, and kitchen,

Reception One 12'3" x 13'7" (3.73m x 4.14m)
Double glazed bay window to front aspect, radiator, archway leading to reception two.

Reception Two 11'8" x 11'9" (3.56m x 3.58m)
Double glazed sliding doors leading to garden, fireplace.

Kitchen 12'0" x 11'1" (3.66m x 3.38m)
Double glazed windows to rear aspect, tiled splashbacks, fitted double electric oven, integrated gas hob with extractor hood, stainless steel sink with mixer tap. Space for tumble dryer, dishwasher and fridge freezer. Base level and eye level units, radiator.

Lean-To 11'1" x 6'9" (3.38m x 2.06m)
Windows to front aspect, door leading to front driveway and door leading to garden, radiator.

Shower/Utility Room 6'9" x 8'5" (2.06m x 2.57m)
Double glazed frosted windows to rear, part tiled walls, single shower, pedestal hand basin with mixer tap, low level closed couple w.c, radiator, plumbing for a washing machine, boiler.

First Floor Landing
Double glazed frosted window to front aspect. Doors leading to Bedroom One, Bedroom Two, Bedroom Three, Bathroom and W.C. Loft access.

Bedroom One 12'0" x 12'8" (3.66m x 3.86m)
Double glazed windows to front aspect, fitted wardrobes, radiator.

Bedroom Two 11'0" x 11'9" (3.35m x 3.58m)
Double glazed window to rear aspect, fitted wardrobes, radiator.

Bedroom Three 8'0" x 7'2" (2.44m x 2.18m)
Double glazed window to rear aspect, radiator.

W.C 3'8" x 3'7" (1.12m x 1.09m)
Double glazed frosted window to side access, part tiled walls, low level closed couple W.C.

Bathroom 5'5" x 4'6" (1.65m x 1.37m)
Double glazed frosted window to side aspect, tiled walls, wood panel enclosed bath with mixer tap and shower attachment. Pedestal hand basin with pillar taps, radiator.

Front Garden
Pattern brick paved, flower bed.

Rear Garden
Mainly laid to lawn, paved patio, flower bed, plant and shrub borders, apple trees, timber shed, tap.

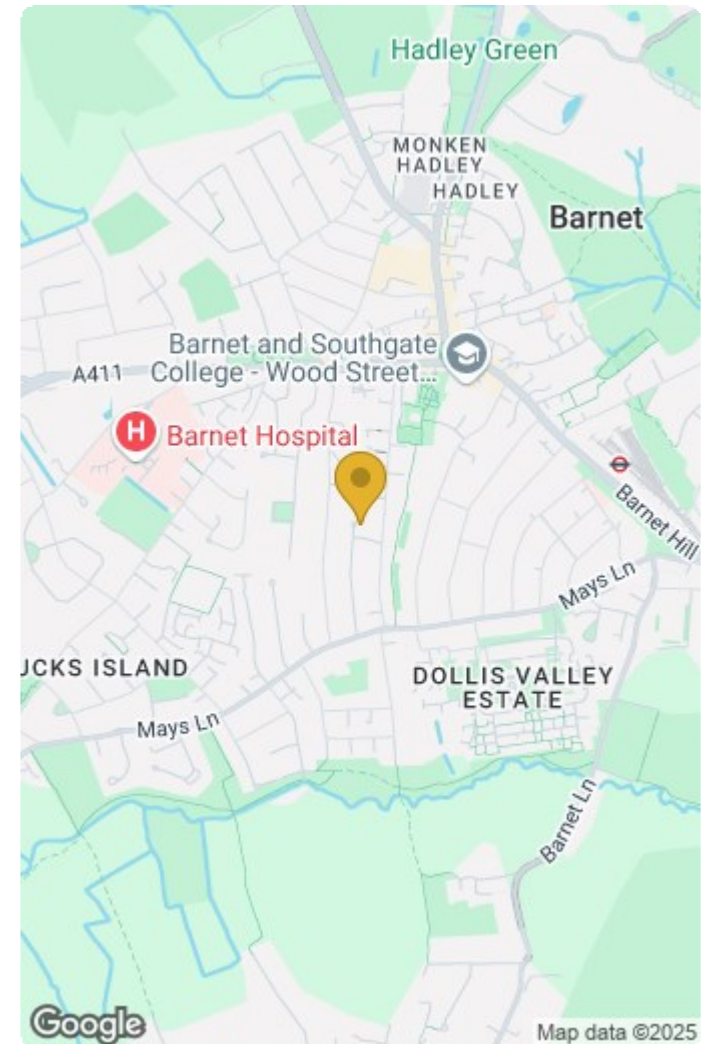
Lanes Estate Agents Enfield Reference Number
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.

