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Address of Property  
Balfour Grove, Whetstone, N20

Approx. Gross Internal Area  
110.2 sq.mtrs - 1187 sq.ft

Balfour Grove, Whetstone, London, N20



Approximate Gross Internal Area = 110.2 sq. m. - 1187 sq. ft.  
Illustration for identification and guidance purposes only. Not drawn to scale unless stated.  
Whilst every care is taken in the preparation of this plan please check all dimensions.  
Assessmenthive.co.uk



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1. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order, or fit for their purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.
2. References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor.
3. Room measurements have been made using a Laser Meter. Complete accuracy cannot be guaranteed and therefore the room sizes given should be regarded as being approximate.
4. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property.
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# 17 Balfour Grove

London N20 0SN

£699,995 Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C		
55-68	D	62   D	
39-54	E		
21-38	F		
1-20	G		

## PROPERTY SUMMARY

Situated in this quiet cul de sac turning off of Oakleigh Park North we are delighted to offer for sale this most attractive extended three bedroom end of terrace house of which an internal viewing is most highly recommended. The property itself is in excellent condition and offers the scope for a loft conversion STPP. Features include three bedrooms, 24 ft lounge/dining room, 17 ft kitchen/breakfast room, cloakroom/wet room, study, gas central heating, double glazed windows, own driveway providing off street parking, viewing highly recommended.

## ACCOMMODATION

DOUBLE GLAZED PORCHWAY

FRONT DOOR

CLOAKROOM/WET ROOM 0' 0" x 0' 0" (0.00m x 0.00m)

Low level wc, extractor fan, wash/hand basin with cupboard underneath, wall mounted shower, tiled walls and flooring.

STUDY 5' 10" x 5' 9" (1.78m x 1.75m)

Double glazed window to side aspect, wood flooring, power points, spot lights, radiator.

OPEN PLAN LOUNGE/DINING ROOM 24' 8" x 17' 3" (7.51m x 5.25m)

Double glazed bay window to front aspect, wooden flooring, power points, coving to ceiling, tv power point, telephone point, three radiators, feature fireplace, two understairs storage cupboards housing gas and electric meters.

KITCHEN/BREAKFAST ROOM 17' 3" x 15' 1" (5.25m x 4.59m)

Range of fitted wall and base units with granite worksurfaces, inset double sink with mixer tap, built in dishwasher, plumbing for washing machine and space for tumble dryer, built in oven and grill, splash back tiling to walls, power points, tiled flooring, feature brick wall., spot lights, cupboard housing gas central heating boiler, center island with breakfast bar, storage cupboards and pull out drawers, built in four ring electric hob with extractor hood above, two up radiators, sky light, double glazed bi folding doors with built in blinds to rear garden.

FIRST FLOOR LANDING

Wood flooring, power points, frosted double glazed window to side aspect, built in storage cupboard, access to loft space with pull down ladder.

BEDROOM 1 12' 0" x 10' 6" (3.65m x 3.20m)

Measured up to fitted wardrobes, double glazed bay window to front aspect, laminated wooden flooring, power points, tv power point, telephone point, radiator.

BEDROOM 2 12' 2" x 10' 6" (3.71m x 3.20m)

Double glazed window to rear aspect, power points, laminated wooden flooring, tv power point, radiator, fitted wardrobes.

BEDROOM 3 10' 6" x 6' 5" (3.20m x 1.95m)

Angled double glazed window to front aspect, laminated wooden flooring, power points, radiator.

FAMILY BATHROOM 7' 11" x 6' 2" (2.41m x 1.88m)

Enclosed paneled bath with wall mounted shower, shower screen, low level wc, vanity unit with inset wash/hand basin, lino flooring, tiled walls, heated towel rail, electric shaver point, frosted double glazed window to rear aspect.

OWN DRIVEWAY

REAR GARDEN 40' 0" x 25' 0" (12.18m x 7.61m)

Paved area, outside water tap, steps leading up to raised lawn area with flower and shrub borders, garden shed, pedestrian side access.

