



Bawtry Road, Whetstone, N20
London

£550,000

Bedrooms: 3 | Bathrooms: 1 | Receptions: 1

Available with no onward chain and beautifully renovated within the last two years, this three/four bedroom end-of-terrace family home on a quiet cul-de-sac offers an exceptional opportunity for immediate, comfortable living. Not only is it ideally located for local amenities, but the significant potential to convert the existing outbuilding and spacious loft (subject to planning permission) means this property can genuinely grow and adapt with your family's needs for years to come.

The property's ground floor flows beautifully, centred around a double reception room that is flooded with natural light thanks to its appealing dual aspect. This creates a bright, welcoming atmosphere that is ideal for both relaxation and entertaining. The well-appointed kitchen features excellent cabinetry providing ample storage space. Ascending to the first floor, you will find three comfortable bedrooms, alongside a modern and stylish family bathroom.

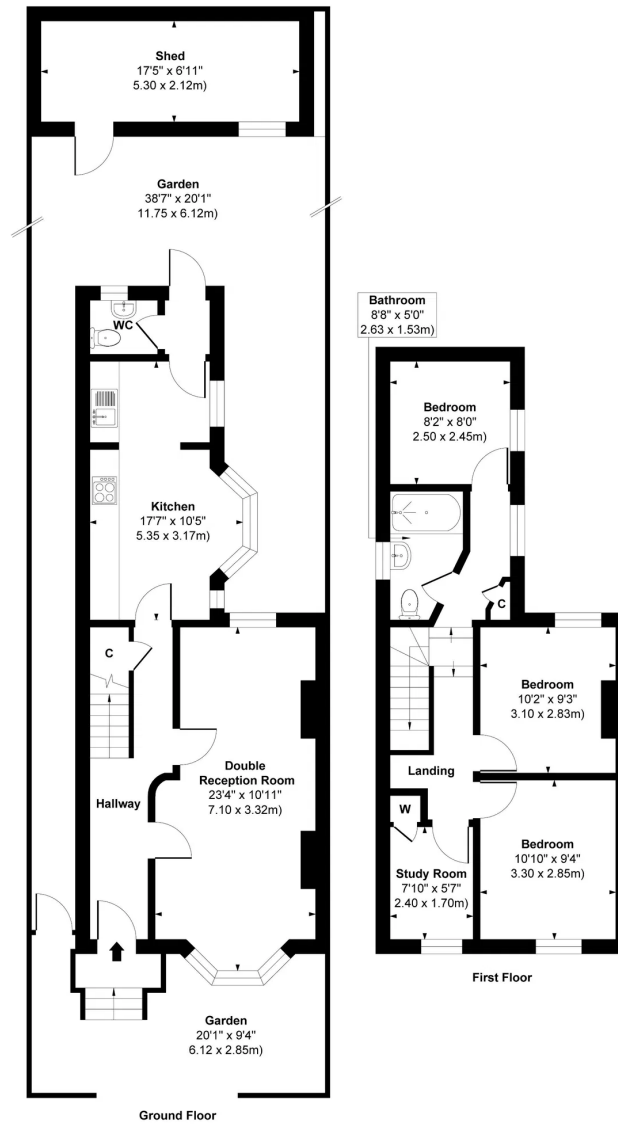
An exceptionally versatile feature is the fourth room, perfect for a dedicated home office or, should you require it, a straightforward conversion into a contemporary en-suite bathroom for the principal bedroom. Outside, the south-east facing rear garden is a lovely, low-maintenance space to enjoy the sun. A real bonus is the existing outbuilding/shed in the garden, which presents the exciting prospect of being converted into a bespoke home gym or a fully functioning work-from-home space, subject to obtaining the necessary planning permission. Further expansion potential is available with the ample loft space, offering additional storage or conversion possibilities.

Positioned perfectly off Oakleigh Road North, this location seamlessly combines a peaceful residential setting with exceptional urban convenience. Families will appreciate the proximity to Outstanding Schools such as Sacred Heart Primary School, All Saints C of E Primary School, and Queenswell Infant and Nursery School. Enjoy leisurely weekends at nearby green spaces, including Friary Park, Swan Lane Open Space and Bethune Park. Commuting is effortless with excellent transport links from New Southgate Station, Totteridge & Whetstone Station (Northern Line) and Arnos Grove Station (Piccadilly Line), as well as several key bus routes. The local lifestyle is enhanced by the nearby North Middlesex & South Herts Golf, as well as the convenience of high-end amenities, including Waitrose & Partners and M&S Simply Food, located along Whetstone High Road. On-street parking is readily available for residents.

Call to arrange a viewing and quote ref: EW0808.







Approx. Gross Internal Floor Area 1,109 sq. ft / 103.06 sq. m. (Including Shed)

This floorplan is intended for illustrative purposes only and should be used as a general guide. All measurements are approximate and not to scale. Exact dimensions should be independently verified.

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