



£635,000  
Weirdale Avenue, London N20



 3  
Bedrooms

 1  
Bathroom

2A Church Hill Road, East Barnet, EN4 8TB |  
office@mantlestates.com

0208 275 1555



Mantlestates are please to offer this 3 BEDROOM SEMI DETACHED HOUSE with GARAGE to the side. Set in QUEIT LOCATION and good sized rear garden. Conveniently located to local schools, shopping facilities & transpory links. potential to extend STPP. OFFERED CHAIN FREE.

Mantlestates are pleased to offer this 3-BEDROOM SEMI-DETACHED HOUSE with GARAGE to the side. Set in QUEIT LOCATION and good-sized rear garden. Conveniently located to local schools, shopping facilities & transport links. potential to extend STPP. OFFERED CHAIN FREE.

**ENTRACNE HALL:** 6' 05" x 5' 06" (1.96m x 1.68m)

Double glazed window to side aspect, double radiator, wooden flooring, coving to ceiling.

**THROUGH-LOUNGE (Front Room):** 12' 04" x 11' 02" (3.76m x 3.40m)

Semi bay double glazed window to front aspect, double radiator, carpet, coving to ceiling.

**THROUGH-LOUNGE (Rear Room):**

Double glazed doors to garden, carpet, double radiator, coving to ceiling.

**KITCHEN:** 10' 08" x 6' 05" (3.25m x 1.96m)

Double glazed door and window to rear aspect, wooden flooring, wall and floor standing kitchen units, part tiled walls, gas hob, extractor, electric grill & oven, fitted fridge, sink drainer with mixer tap, plumber dishwasher.

**LANDING:** 6' 00" x 6' 05" (1.83m x 1.96m)

Double glazed window to side aspect, carpet, coving to ceiling, loft access.

**BATHROOM:** 5' 03" x 6' 04" (1.60m x 1.93m)

Double-glazed window to rear aspect, low-level flush water closet, wash hand basin with mixer tap in vanity unit, panel bath with mixer tap & shower attachment, wall mounted shower, tiled walls, shower screen, extractor, spotlights, heated towel rail, tiled floor.

**FRONT BEDROOM:** 13' 06" x 10' 00" (4.11m x 3.05m)

Double-glazed semi-bay window to front aspect, radiator, carpet, spotlights, wall-to-wall fitted wardrobes, fitted dresser.

**REAR BEDROOM:** 8' 08" x 10' 02" (2.64m x 3.10m)

Double glazed window to rear aspect, radiator, wall-to-wall fitted wardrobes, fitted gas central heating boiler & hot water cylinder, carpet.

**FRONT BEDROOM:** 7' 00" x 6' 06" (2.13m x 1.98m)

Double-glazed window to front aspect, carpet, radiator.

**GARDEN:** 80' 00" x 27' 05" (24.38m x 8.36m)

Mainly laid to lawn, patio, and garden shed.

**GARAGE:** 19' 00" x 9' 03" (5.79m x 2.82m)

Up and over garage door, window and door to garden, electric, lighting.



£635,000

Weirdale Avenue, London N20



| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92+)                                       | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> |                         | <b>84</b> |
| (69-80)                                     | <b>C</b> |                         |           |
| (55-68)                                     | <b>D</b> |                         |           |
| (39-54)                                     | <b>E</b> | <b>46</b>               |           |
| (21-38)                                     | <b>F</b> |                         |           |
| (1-20)                                      | <b>G</b> |                         |           |
| Not energy efficient - higher running costs |          |                         |           |
| <b>England, Scotland &amp; Wales</b>        |          | EU Directive 2002/91/EC |           |

Address: Weirdale Avenue, London N20

