



 3  
Bedrooms

 1  
Bathroom





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

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**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)

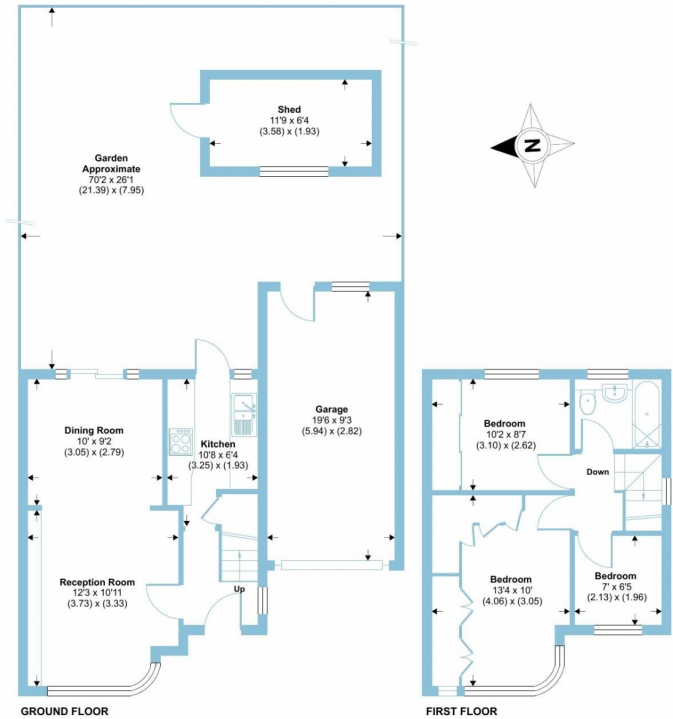
Up and over garage door, window and door to garden, electric, lighting.





Weirdale Avenue, London, N20

Approximate Area = 857 sq ft / 79.6 sq m (includes garage)  
Outbuilding = 74 sq ft / 6.8 sq m  
Total = 931 sq ft / 86.4 sq m  
For identification only - Not to scale



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

Address: Weirdale Avenue, London N20

