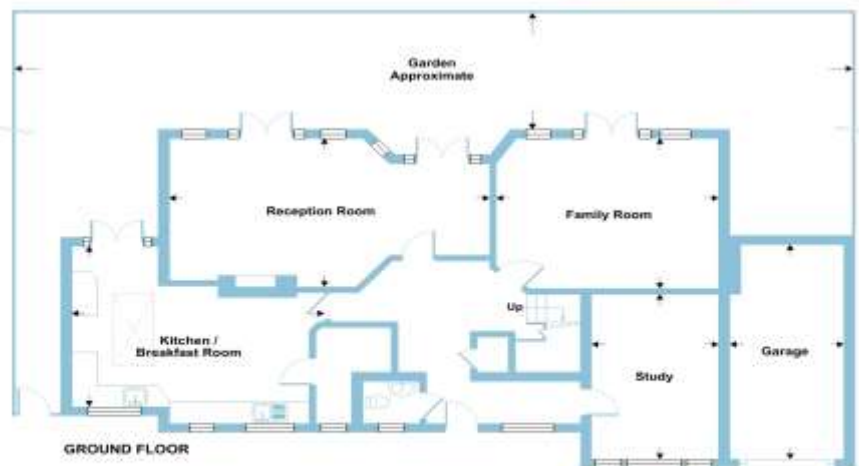
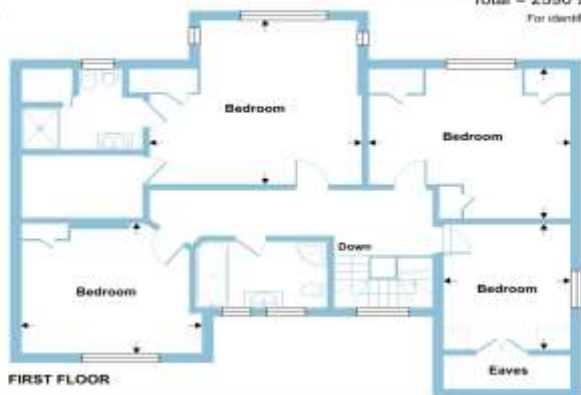




Friern Barnet Lane, London N20 0NL

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Approximate Area = 2544 sq ft / 236.3 sq m (Includes garage)
Limited Use Area(s) = 46 sq ft / 4.3 sq m
Total = 2590 sq ft / 240.6 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) Framework, 1st Edition 2018. Produced for Barnard Marcus - REF: 824269



welcome to Friern Barnet Lane, London

- Four Bedroom Detached Home
- Southerly Facing Rear Garden
- Overlooking North Middlesex Golf Course
- Master Bedroom Suite With Dressing Area
- Totteridge & Whetstone Tube Station 0.8 Miles

Tenure: Freehold

FPC Rating: D

offers in excess of **£1,500,000**



On entering this family residence you are welcomed by a spacious hall with wooden flooring. Off the hall is a downstairs W.C. and access into the 3 reception rooms. The beautiful lounge offers direct access into this property's rear garden. The dining area is well-proportioned, the study can be used whilst working from home. A modern fitted Kitchen measures at 19'5 x 14'5 with lots of cupboard space and leads on to the utility room. To the first floor there are 4 good-sized bedrooms and family bathroom. The master suite also offers a walk in wardrobe and en-suite facilities. There is a particularly large frontage to the property with a carriage driveway affording parking for many vehicles and the added benefit of a garage. The Southerly facing rear garden is mainly patio laid, with a variety of shrub and tree borders affording a high degree of privacy with fine views overlooking the area's Golf Course. Dating back to the 15th Century, Whetstone originated in medieval times, and legend has it that the name stems from the stone that is placed outside of the Griffin Pub, where soldiers went to sharpen their swords before the Battle of Barnet. Whetstone is perfect for both commuters and families alike. Located in zone 4, Totteridge and Whetstone northern line tube station offers easy access in and out of the city and central London, whilst also being only moments away from open countryside.

[view this property online](https://www.barnardmarcus.co.uk/Property/WTS105629) barnardmarcus.co.uk/Property/WTS105629



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Property Ref:

WTS105629 - 0006

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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