



Beech Avenue, London N20 9JT

Beech Avenue, London, N20

Approximate Area = 1528 sq ft / 141.9 sq m

Garage = 155 sq ft / 14.3 sq m

Total Area = 1683 sq ft / 156.2 sq m

For identification only - Not to scale

welcome to Beech Avenue, London

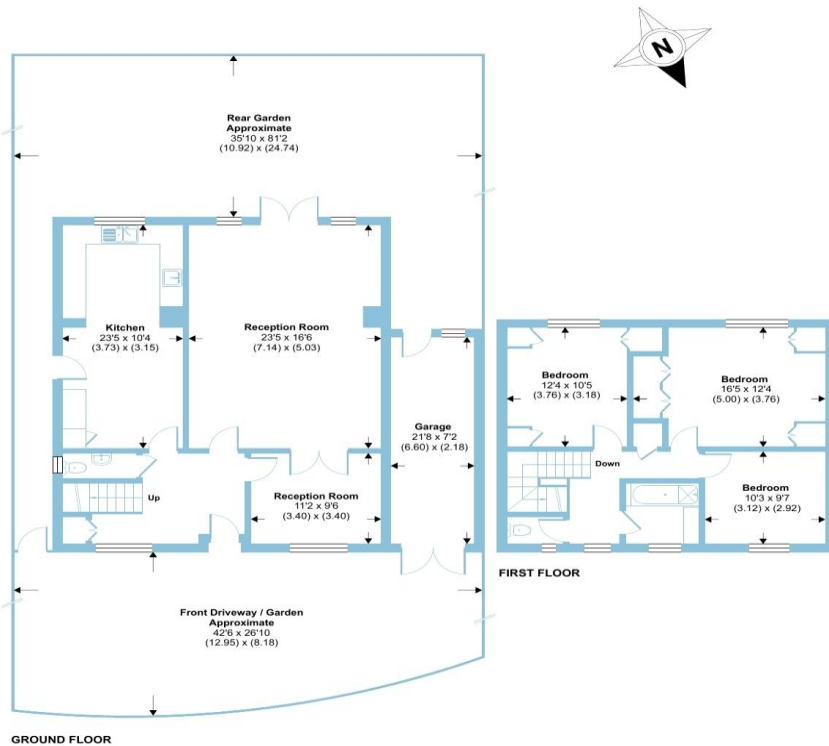
- Three Bedroom Detached Home
- Cul-De-Sac Location
- South Facing Rear Garden

- Off Street Parking & Garage
- Sold Chain Free

Tenure: Freehold

EPC Rating: D

£1,250,000



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ritchecom 2024. Produced for Barnard Marcus. REF: 1102179



Situated along a tree lined road and in the heart of Whetstone you will find this three bedroom detached family home. The residence is in need of some modernisation and offers great potential for someone to put their own stamp on the property. This residence is approached via garage own-drive and comprises of a welcoming entrance hall giving access to the separate kitchen, downstairs w/c, front reception room which leads onto the 23ft long rear reception room. As you reach the first floor you will find three good-sized bedrooms and separate shower room and w/c. Externally there is an attached garage and the south facing rear garden can be access either from the reception room or through the side. The property is in close proximity to local shops, schools, amenities, parks and transport links. There is potential to extend STPP.

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 barnardmarcus.co.uk/Property/WTS106605



Property Ref:

WTS106605 - 0002

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.

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.



barnard marcus



020 8446 6888



Whetstone@barnardmarcus.co.uk



1285 High Road, Whetstone, LONDON, N20 9HS



barnardmarcus.co.uk