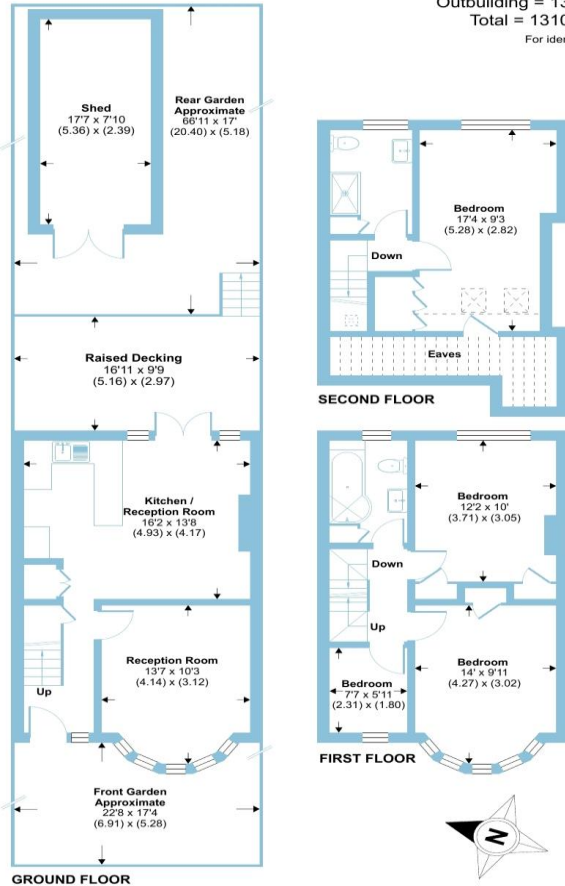




Ashbourne Avenue, London, N20 0AL

Ashbourne Avenue, London, N20

Approximate Area = 1088 sq ft / 101 sq m
Limited Use Area(s) = 84 sq ft / 7.8 sq m
Outbuilding = 138 sq ft / 12.8 sq m
Total = 1310 sq ft / 121.6 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rnhcom 2024. Produced for Barnard Marcus. REF: 1149294



welcome to Ashbourne Avenue, London,

- Four Bedroom
- Terraced House
- Potential to Extend STPP
- Open Plan Kitchen/Dining Room
- Oakleigh Park Station 0.8 Miles

Tenure: Freehold

EPC Rating: C

£700,000



Situated along a tree lined road you will find this modern four bedroom Home. The property has been cared for over the years by the current owner and offers bright and spacious accommodation throughout.

This delightful residence has a bright and welcoming entrance hall leading onto the bay fronted reception room as well as the open plan kitchen/dining room. To the first floor you will find three bedrooms and fitted family bathroom. As you reach the top floor you will find the fourth bedroom and shower room. Towards the rear garden is accessed via the open plan kitchen/dining room as well as an access road at the very rear of the property and benefits from a raised decking which can be used for dining/entertaining and well-manicured gardens. There is also potential to extend the property as well as create a driveway subject to the necessary planning consents.

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/WTS106745) [barnardmarcus.co.uk/Property/WTS106745](https://www.barnardmarcus.co.uk/Property/WTS106745)



Property Ref:

WTS106745 - 0004

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.



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