

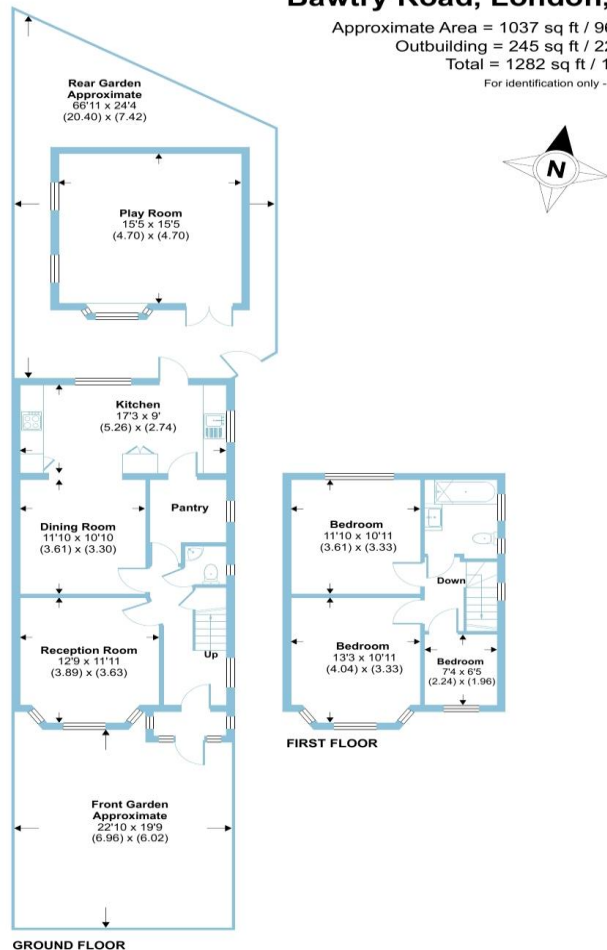


Bawtry Road, London N20 0ST

Bawtry Road, London, N20

Approximate Area = 1037 sq ft / 96.3 sq m
Outbuilding = 245 sq ft / 22.7 sq m
Total = 1282 sq ft / 119 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). © ritchecom 2024. Produced for Barnard Marcus. REF: 1163520



welcome to Bawtry Road, London

- Three Bedroom Semi-Detached House
- Cul-De-Sac Location
- 66ft Long Rear Garden
- Sold Chain Free
- Potential to Extend STPP

Tenure: Freehold

EPC Rating: C

£675,000



Located on a quiet cul-de-sac in the heart of Whetstone you will find this three bedroom semi-detached family house. The residence has been cared for over the years by the current owners and offers bright and spacious accommodation throughout. This residence is approached via shared drive way and comprises of a welcoming entrance hall which leads onto bay fronted reception room, downstairs w/c, open plan kitchen/dining room and walk in pantry. To the first floor you will find three good-sized bedrooms and the fitted family bathroom. Externally this property benefits from a 66ft long rear garden which contains a spacious summer house. There is potential to extend into the loft, further to the rear as well as to create own-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/WTS106928) barnardmarcus.co.uk/Property/WTS106928



Property Ref:

WTS106928 - 0003

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



020 8446 6888



Whetstone@barnardmarcus.co.uk



1285 High Road, Whetstone, LONDON, N20 9HS



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