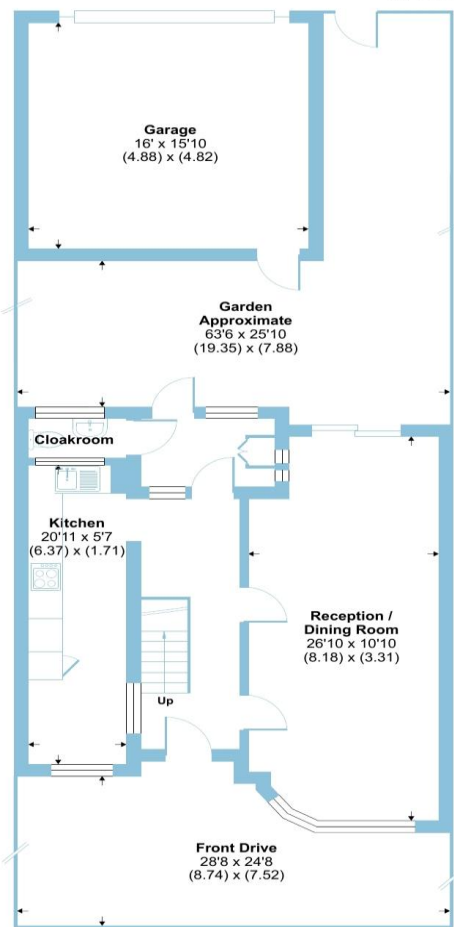




**Weirdale Avenue, London N20 0AJ**

## Weirdale Avenue, London, N20

Approximate Area = 938 sq ft / 87.1 sq m  
Garage = 253 sq ft / 23.5 sq m  
Total = 1191 sq ft / 110.6 sq m  
For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Barnard Marcus. REF: 1281729

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## welcome to Weirdale Avenue, London

- Three bedroom End Terraced Home
- Potential to Extend STPP
- Driveway and Garage to Rear
- Large Separate Kitchen via Side extension
- 63 Foot Garden

Tenure: Freehold

EPC Rating: D

Council Tax Band: E

# £700,000



This lovely three bedroom property can best be described as a true family home. The property has been cared for over the years by the current owners and offers bright and spacious accommodation throughout.

This residence is approached via own-driveway and comprises of a welcoming entrance hall giving access to a bay-fronted reception room, dining room and fitted kitchen overlooking and accessing the 63ft long rear garden. To the first floor there are three well-proportioned bedrooms and a family bathroom. There is potential to extend into the loft, rear and side STPP. Local shops including Waitrose & Marks & Spencer plus bus routes can be found on Whetstone High Road, with a number of good Primary and Secondary Schools in close proximity as well as recreation grounds.

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, nearby you will find Oakleigh Park Station too offering an alternative route to the City. This home offers close access to town, whilst also being only moments away from open countryside.

**view this property online** [barnardmarcus.co.uk/Property/WTS106128](https://barnardmarcus.co.uk/Property/WTS106128)



Property Ref:

WTS106128 - 0005

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.

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**020 8446 6888**



[Whetstone@barnardmarcus.co.uk](mailto:Whetstone@barnardmarcus.co.uk)



1285 High Road, Whetstone, LONDON, N20 9HS



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