



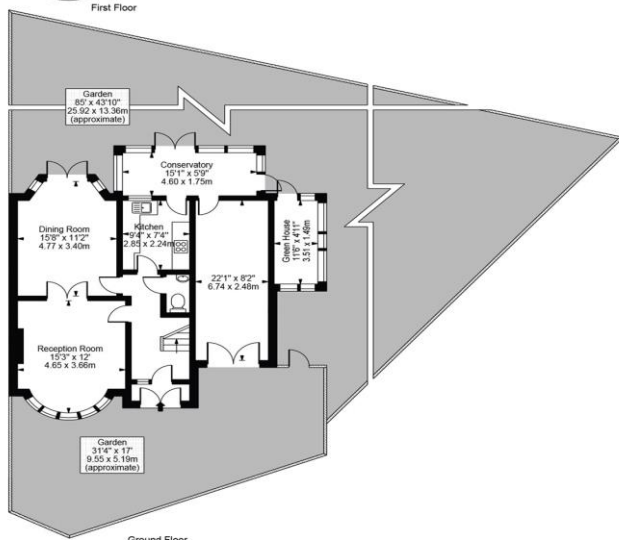
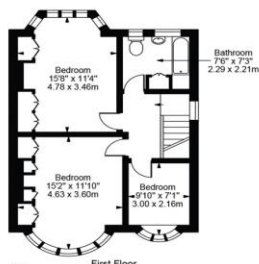
**Church Close, London N20 0JU**



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Approx. Gross Internal Area 1390 Sq Ft - 129.12 Sq M  
(Excluding Green House)

Approx. Gross Internal Area Of Green House 56 Sq Ft - 5.23 Sq M



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

## welcome to Church Close, London

- Rarely Available Three Bedroom Semi-Detached Home
- Large Corner Plot Garden & Large Front Driveway
- 1 miles to Totteridge & Whetstone Station & 0.8 Miles to New Southgate Station

- 0.5 Miles to Friary Park
- Potential to extend STPP

Tenure: Freehold  
EPC Rating: D  
Council Tax Band: F

# £900,000



This three-bedroom semi-detached residence located on this premier cul-de-sac road and has been well-maintained by the current owner offering great potential for someone to put their own stamp and extend on this lovely residence.

This residence is approached by garage own-driveway for two cars. Comprising of a welcoming entrance hall giving access to a good-sized reception room with access via glass doors to the dining area, separate modern fitted kitchen leading onto a bright conservatory leading to the large mature rear garden. To the first floor you will find three well-proportioned bedrooms and fitted family bathroom. Externally there is well-tended facing rear garden and can be accessed via the living area or kitchen with a wonderful bay window overlooking the rear whilst to the side you will find a separate garage.. The property is in close proximity to local shops, amenities, parks and transport links with New Southgate Station 0.8 miles away and could be ideal for a family with Queenswell Primary School moments away. There is potential to extend 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** [barnardmarcus.co.uk/Property/WTS107514](https://barnardmarcus.co.uk/Property/WTS107514)



Property Ref:

WTS107514 - 0003

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barnard marcus



**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)**