



Walfield Avenue, Whetstone, N20 9PS
£999,950 Freehold Council Tax Band G

REAL ESTATES
Est.1981

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Real Estates are delighted to offer for sale this very well presented four bedroom semi-detached family home in a popular crescent, just off Whetstone High Road, within easy reach of Oakleigh Park overground and Totteridge & Whetstone Northern Line tube station. Also close by are Brook Farm Open Spaces and Whetstone High Road with its excellent choice of amenities including M&S Foodhall, Waitrose, boutiques, restaurants and coffee shops.

The property comprises a bright reception hallway with underfloor heated wood effect tiled floor that seamlessly extends into the bay fronted sitting room, rear reception room open plan to an extended dining area at the back, featuring a sky dome window and bi-fold doors. The kitchen is adorned with hand-painted units, granite countertops, and plinth lighting. A separate utility room and guest cloakroom. The 1st floor offers 4 bedrooms, 3 with fitted wardrobes, and a family bathroom.

Outside, the property boasts a sizable patio area leading to a generously sized garden, mainly laid to lawn. A garage is situated to the side, complemented by off-road parking facilities.

Please contact our Totteridge office for further information or to arrange a viewing.





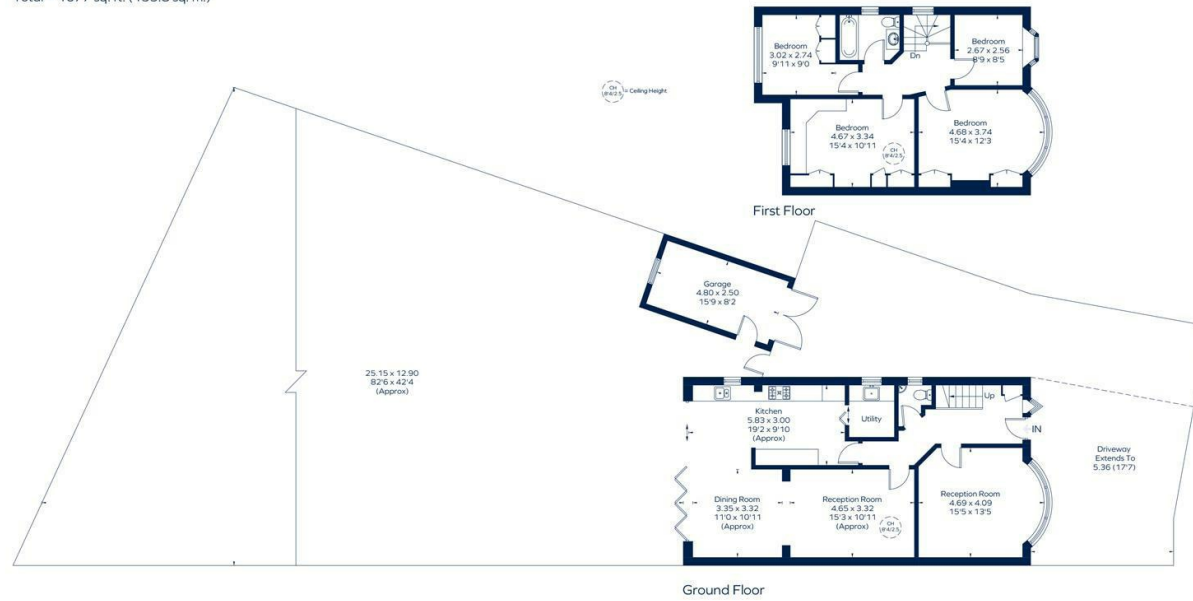
WALFIELD AVENUE

Approximate Gross Internal Area
 Ground floor = 886 sq. ft. (82.3 sq. m.)
 First floor = 662 sq. ft. (61.5 sq. m.)
 Garage = 129 sq. ft. (12.0 sq. m.)
 Total = 1677 sq. ft. (155.8 sq. m.)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(91-95)	B		78
(81-90)	C	60	
(69-80)	D		
(55-68)	E		
(39-54)	F		
(13-38)	G		
Not energy efficient - higher running costs			

EU Directive



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. ID 789001



Real EstatesTottenham Office:
 32 Tottenham Lane
 Tottenham N20 9QJ

ll : 0208 445 3132
 e : info@realestates-wsp.co.uk
 w : www.realestates-wsp.co.uk