



Mellish Close, Whetstone, N20 0FD

Offers In The Region Of £815,000 Freehold Council Tax Band F

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This wonderfully presented semi-detached home, constructed in 2020, offers a refined living experience with modern, high-quality finishes throughout. The property comprises three generously sized bedrooms and two stylish bathrooms, providing ample space for prospective purchasers.

The property also benefits from a secluded 35 ft rear garden, two off street parking spaces and the benefit of Freehold.

The property also offers potential for further expansion, with the possibility to extend to the rear and into the loft, providing the opportunity to create additional living space in line with personal requirements and preferences.

Conveniently located, the property is just a 9-minute walk (0.4 miles) from Totteridge and Whetstone Station as well Oakleigh Park overground station a 20 minute walk away (1.0 miles) ensuring excellent transport links to central London. Additionally, Whetstone High Road is only a 5-minute walk away, offering a wide range of local amenities, shops, and restaurants.

This superb home is offered with the added assurance of 5-years remaining on the NHBC warranty. An outstanding opportunity to acquire a modern home in a highly sought-after location, with potential to further enhance and personalise.

Early viewing is strongly recommended via Real Estates the proud sole agents.











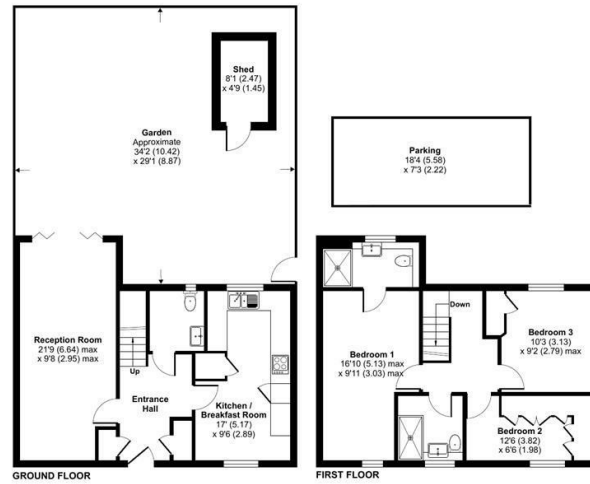
## Mellish Close, London, N20

Approximate Area = 1010 sq ft / 93.8 sq m

Outbuildings = 39 sq ft / 3.6 sq m

Total = 1049 sq ft / 97.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Real Estates. REF: 1263395

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A	100	100
B			
C			
D			
E			
F			
G			
Not energy efficient - higher running costs			
EU Directive			



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