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# Whitbread Close, London, N17

Guide Price £450,000



OPEN HOUSE SATURDAY 21ST 1PM ONWARDS - STRICTLY BY APPOINTMENT

Situated on the popular Whitbread Close in N17, this well presented two bedroom end of terrace freehold house offers comfortable living in a quiet residential setting.

The property benefits from a bright and spacious reception area, a well appointed kitchen, and a practical layout designed for modern day living. Large windows allow plenty of natural light to flow through the home, creating a welcoming and airy atmosphere throughout.

Upstairs, the property comprises two generously sized bedrooms and a contemporary family bathroom. Both bedrooms provide ample space for storage and furnishings, making them ideal for couples, small families, or those working from home. The home has been well maintained and offers a move in ready opportunity for buyers seeking a convenient and low maintenance property.

To the rear, the garden features a purpose built outbuilding fitted with electricity and stylish bi fold doors, providing a versatile space that could serve as a home office, studio, gym, or entertainment area.

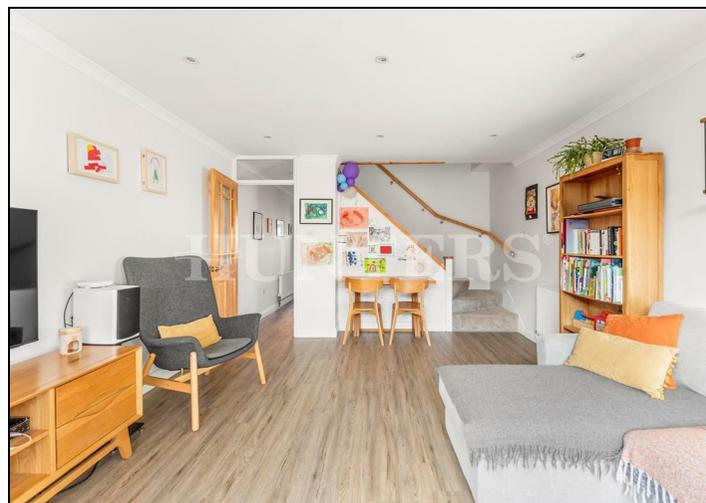
The end of terrace position also offers additional privacy and side access, while the location places residents within easy reach of local amenities, transport links, green spaces and good local schools.

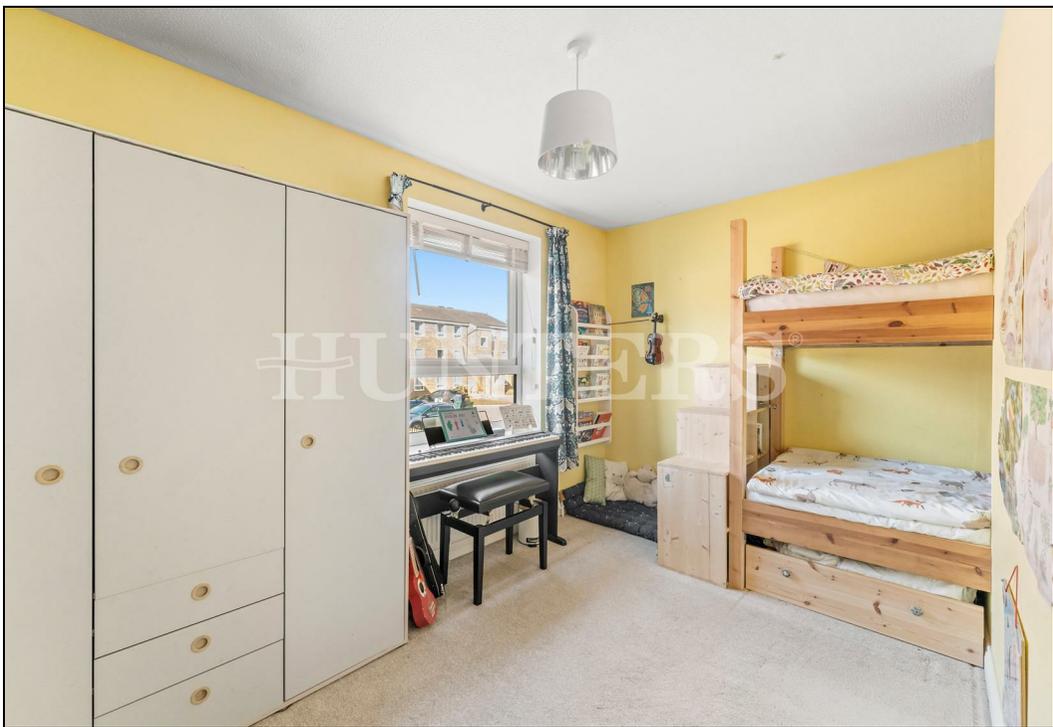
EPC: D

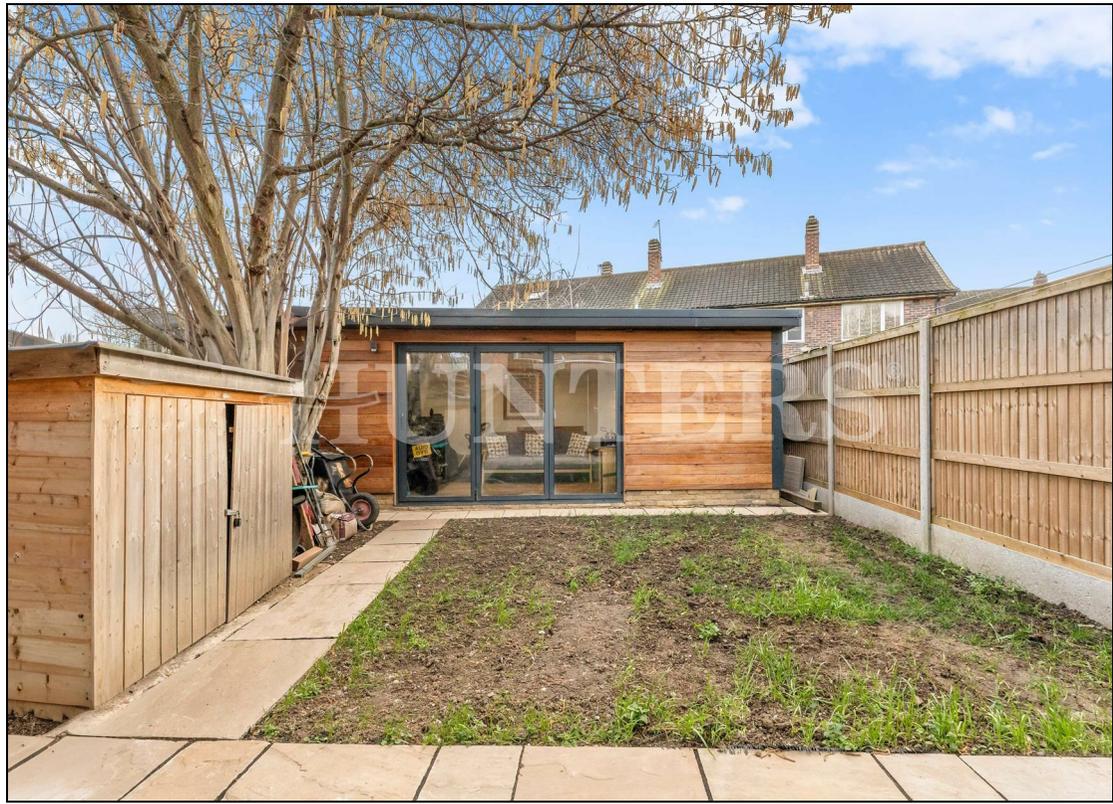
Council tax band: C

## KEY FEATURES

- Two bedrooms
- Freehold
- End of terrace
- Purpose built outbuilding
- South facing garden with side access
- Bruce castle park
- Northumberland Park/Bruce Grove Stations
  - EPC D
- Council tax band C

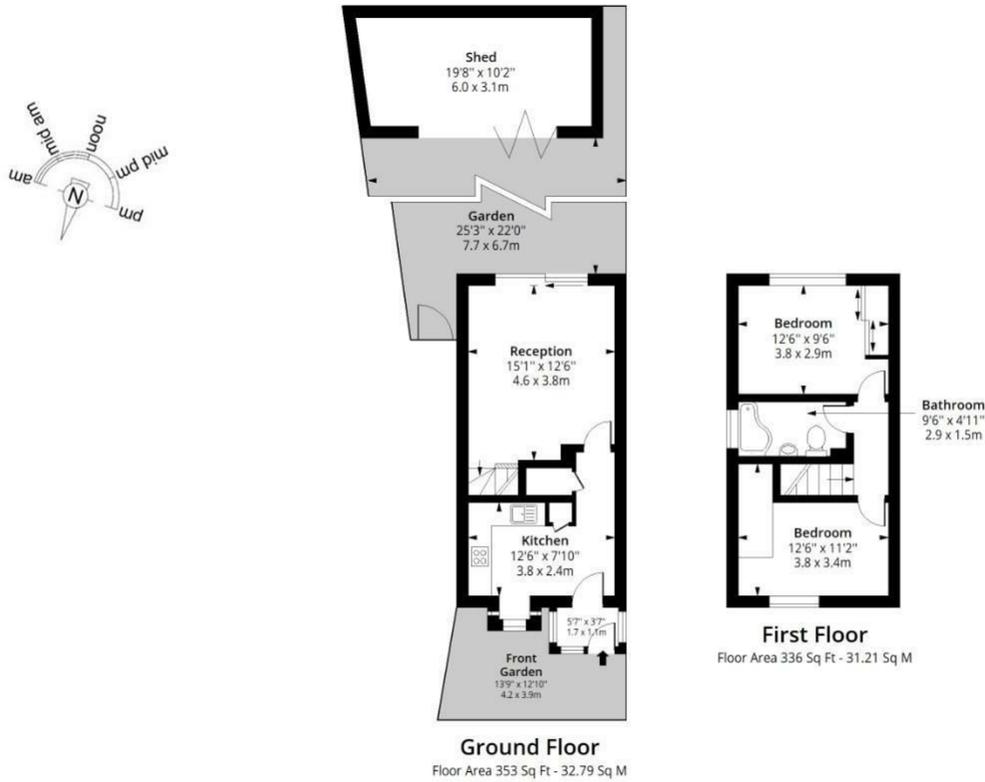




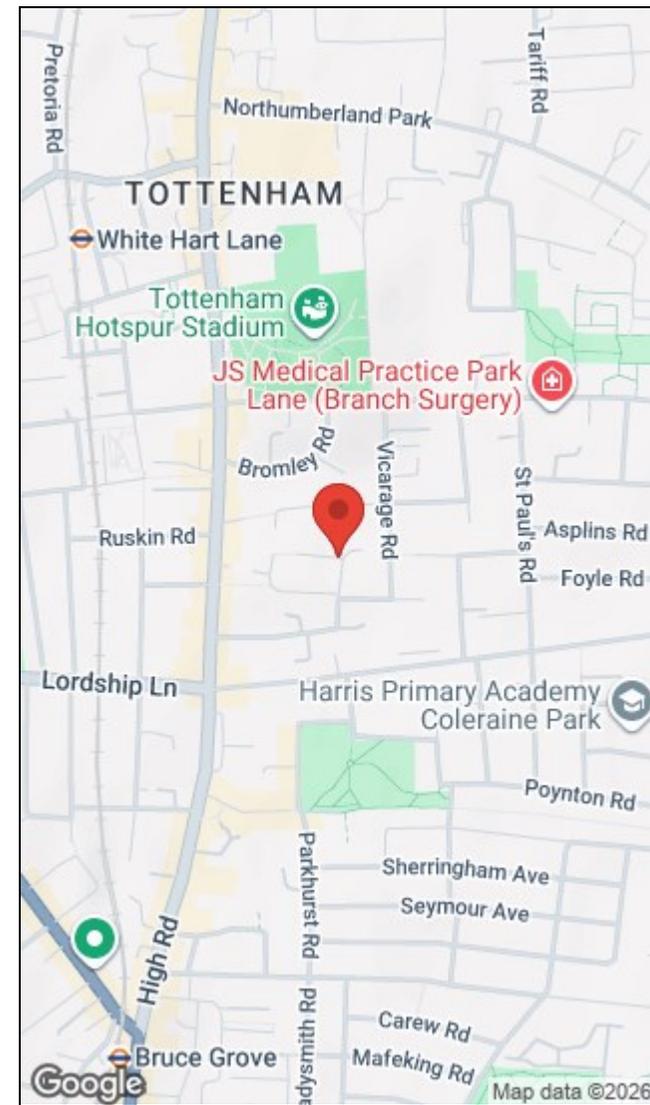


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Approximate Gross Internal Area = 689 Sq Ft - 64.01 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
	87		
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D	65	(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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