



BRITISH
PROPERTY
AWARDS

2021
2024

★★★★★

GOLD WINNER

ESTATE AGENT
IN BARNET



3

Bedrooms



2

Bathrooms

Mantlestates.com

13R



Mantlestates.com



Mantlestates.com



Mantlestates.com

This 3 Bedroom Semi-detached House is located in a POPULAR & QUIET LOCATION on Toye Avenue N20. Featuring a fully fitted kitchen with breakfast area, spacious lounge and ALLOCATED PARKING for 2 CARS. The property is conveniently situated within a short walk to TOTTERIDGE & WHETSTONE TUBE STATION and offers easy access to WHETSTONES SHOPPING FCILITIES, CAFE'S & RESTAURANTS. OFFERED CHAIN FREE. A Rating EPC.

Situated in the serene locale of Toye Avenue, London, this semi-detached property offers a comfortable living experience. The property features a fully fitted kitchen, providing ample space and modern appliances for all culinary needs. The en-suite to the master bedroom ensures privacy and convenience. Allocated parking is available, adding to the ease of living in this quiet location.

The property is strategically positioned just a short walk from Totteridge & Whetstone, making commuting and access to local amenities straightforward. The proximity to Whetstone shops allows for convenient shopping and dining experiences. This location is well-served by public transport, providing easy access to various parts of London.

The property is designed to offer a practical layout, ensuring functionality and comfort. The quiet surroundings enhance the living experience, making it a suitable choice for those who appreciate tranquility while still being close to city conveniences.

A Rating Energy Performance Certificate (EPC)

Solar panels.

ENTRANCE HALL: 10' 9" x 7' 1" (3.28m x 2.16m) Storage cupboards x 2. radiator.

W/C: 6' x 4' 10" (1.83m x 1.47m) Double glazed window to front aspect, part tiles walls, radiator, wash hand basin with mixer tap, spotlights, low-level flush w/c.

LOUNGE: 22' 9" x ' 9" (6.93m x 0.23m) Double-glazed window to front aspect, bi-fold door to garden, carpet, radiator x 2.

KITCHEN: Double Glazed window to front aspect, double-glazed window to rear aspect, radiator, wall and base units, gas hob, electric oven, extractor, stainless steel sink with mixer taps, gas central heating boiler.

LANDING: 10' 3" x 7' 7" (3.12m x 2.31m) Carpet, radiator, access to loft.

REAR BEDROOM: 10' 4" x 8' 10" (3.15m x 2.69m) Double-glazed window to rear access, radiator, carpet, storage cupboard.

FRONT BEDROOM: 6' 6" x 12' 7" (1.98m x 3.84m) Double-glazed window to front aspect, carpet, radiator.

BATHROOM: 6' 6" x 7' (1.98m x 2.13m) Double-glazed window to front aspect, heated towel rail, low-level flush, wash hand basin with mixer tap, panelled bath with mixer taps and shower attachment, spotlights, tiled floor.

FRONT BEDROOM: 17' x 10' (5.18m x 3.05m) Double-glazed window to front aspect, carpet, two radiators.

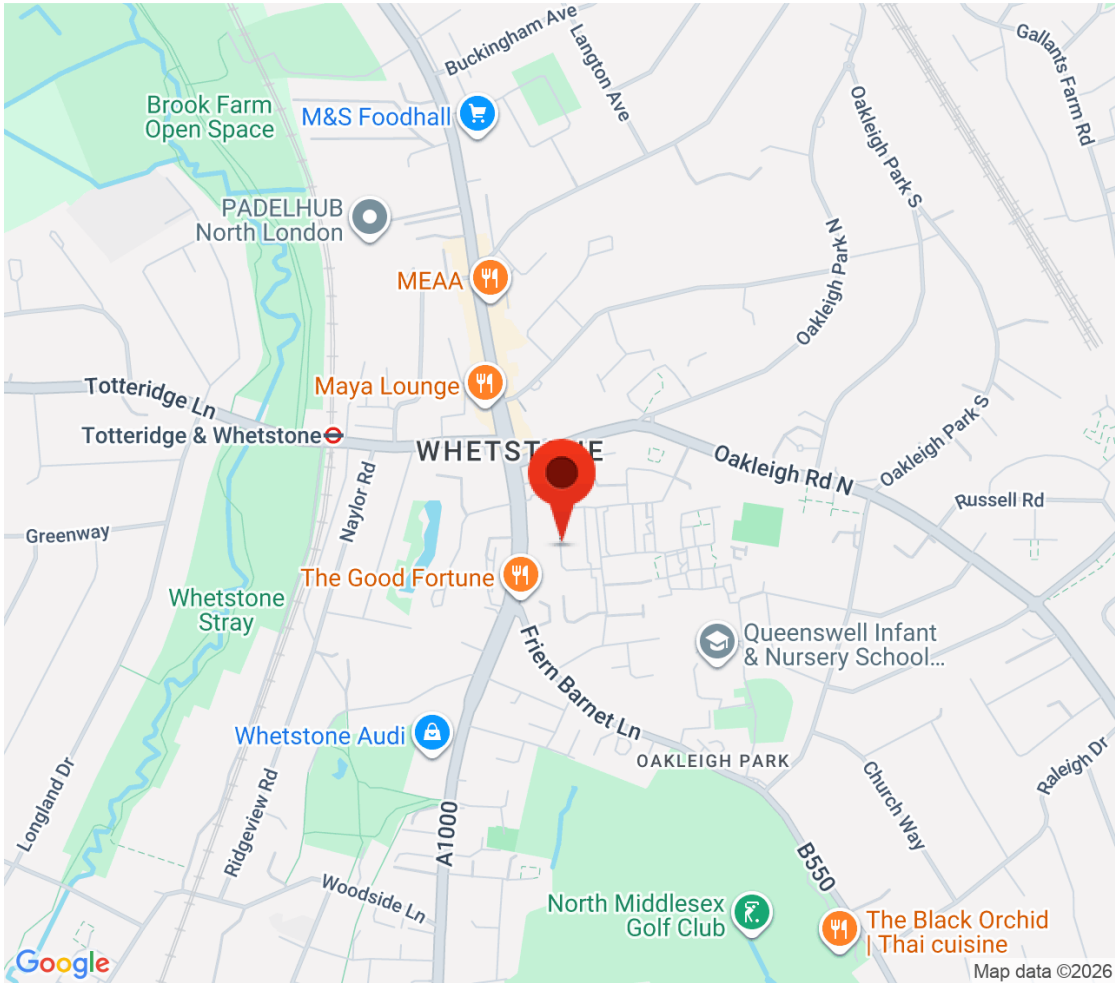
EN-SUITE: 4' 7" x 9' 8" (1.40m x 2.95m) Double glazed window to rear aspect, walk in shower, wash hand basin with mixer tap, low-level flush W/C, heated towel rail, part tiled walls, tiled floors and spotlights.

GARDEN: 25' x 28' (7.62m x 8.53m) Mostly laid to lawn, garden shed.



Asking Price £835,000

Toye Avenue, Whetston N20 0FH



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	98	99
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Toye Avenue, Whetston N20 0FH

