



**BRITISH
PROPERTY
AWARDS**

**2021
2024**

★★★★★

GOLD WINNER

ESTATE AGENT
IN BARNET

Mantlestates.com



estates.com



lestates.com

Asking Price £835,000

TENURE : FREEHOLD

Toye Avenue, Whetstone N20 0FH

Bedrooms : 3

Bathrooms : 2

Reception Rooms : 1

**3 BEDROOM SEMI DETACHED
HOUSE**

QUIET LOCATION

**FULLY FITTED KITCHEN WITH
APPLIANCES**

**ALLOCATED PARKING FOR 2
CARS**

**SHORT WALK TO
TOTTERIDGE & WHETSTONE
TUBE STATION**

**EASY ACCESS TO
WHETSTONES SHOPPING
FACILITIES**

Mantlestates

2A Church Hill Road, East Barnet, EN4 8TB

office@mantlestates.com | 0208 275 1555

Website: <https://mantlestates.com/>



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 tiled walls, radiator, wash hand basin with mixer tap, spotlights, low-level flush w/c.

LOUNGE: 22' 9" x 9' 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.

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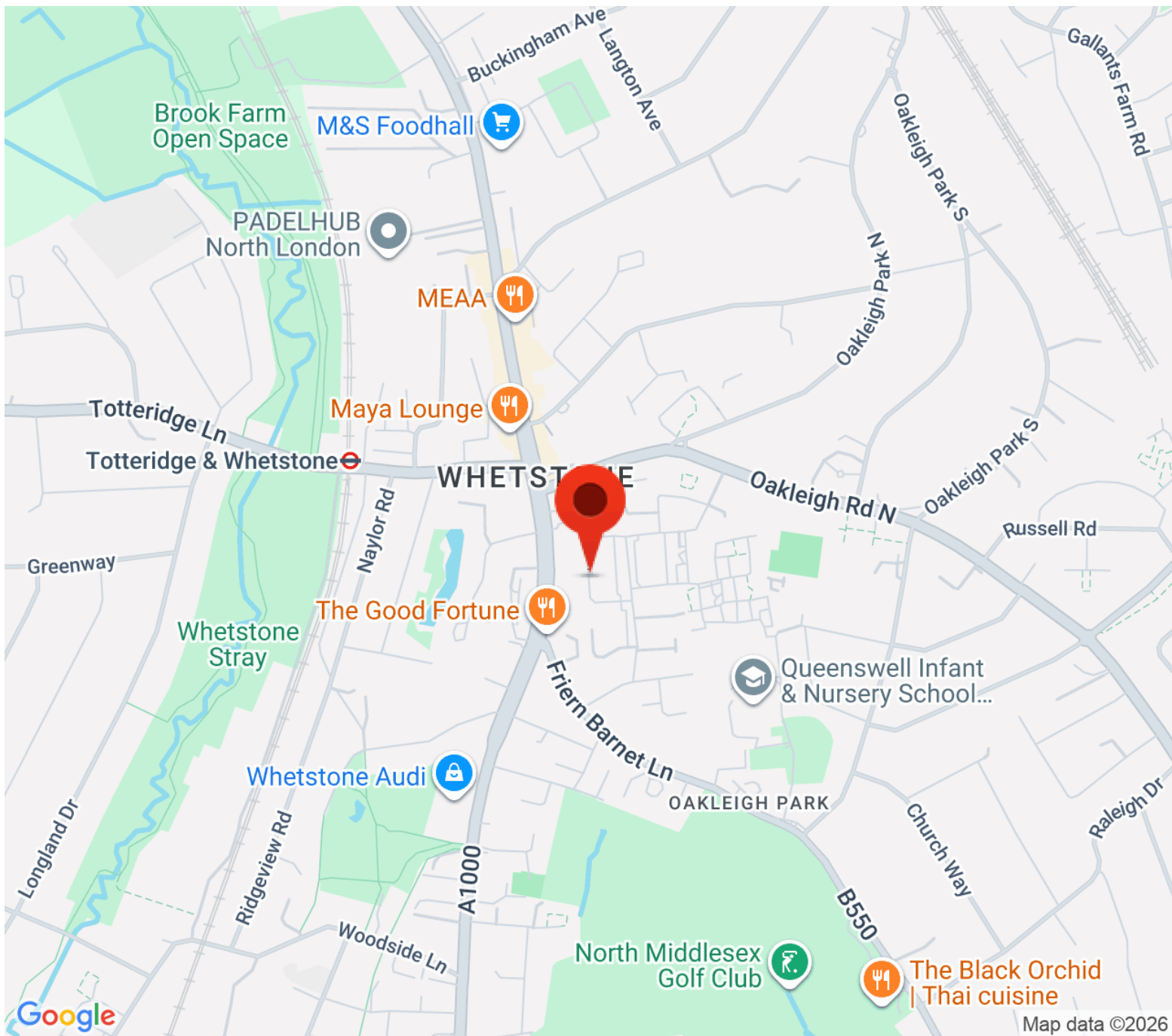
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	98	99
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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