



**BRITISH
PROPERTY
AWARDS**

**2021
2024**

★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT
IN BARNET

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£1,200,000

TENURE : FREEHOLD

Gresham Avenue, Whetstone, LONDON N20

Bedrooms : 4

Bathrooms : 2

Reception Rooms : 3

**EXTENDED 4 BEDROOM
SEMI-DETACHED HOUSE**

IN EXCELLENT CONDITION

2 BATHROOMS & 4 WC's

**EASY ACCESS TO POPULAR
SCHOOLS**

NEAR TO FRIARY PARK

OFF STREET PARKING

Mantlestates

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

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



This 4-bedroom, 2-bathroom semi-detached house on Gresham Avenue, Whetstone, offers a well-maintained and spacious living environment. The property features an extended layout, providing ample space for family living. The ground floor includes a welcoming hallway leading to three reception rooms, ideal for various uses such as a living room, dining area, and study. The large kitchen/diner is a highlight, equipped with modern appliances and ample storage, making it perfect for family meals and entertaining. Upstairs, the property boasts four bedrooms, 3 doubles & 1 smaller, each offering plenty of natural light. The master bedroom includes fitted wardrobes and additional storage space. The two bathrooms are modern and well-appointed, featuring both a bathtub and a separate shower area, ensuring convenience for a busy household. The outdoor space is equally impressive, with a well-maintained garden that includes a patio area for outdoor dining and relaxation. The garden is designed for low maintenance, with a mix of paved and artificial grass areas, and features a summer house that can be used for storage or as a hobby room. Off-street parking is available at the front of the property, providing convenience and security for residents. Located in a desirable area, the house is very near Friary Park, offering green spaces for leisure and recreation. The property is also within easy reach of popular schools, making it an attractive option for families. Local amenities, including shops, restaurants, and public transport links, are easily accessible, ensuring a convenient lifestyle. The property is in excellent condition, ready for immediate occupation, and offers a comfortable and practical living space in a sought-after location. With its spacious layout, modern amenities, and proximity to local attractions, this house presents a fantastic opportunity for prospective buyers.

ENTRANCE HALL: 20' 04" x 6' 10" (6.20m x 2.08m) Wooden flooring, radiator, coving to ceiling, wooden bench, stairs to first floor with lighting, carpet, spotlights, under-stairs storage cupboard.

GUEST CLOAK ROOM: 2' 07" x 4' 09" (0.79m x 1.45m) Low-level flush water closet, wash hand basin with mixer tap, storage cupboard, tiled flooring, wooden paneling on walls, extractor, coving to ceiling, spotlights.

FRONT RECEPTION: 15' 09" x 13' 00" (4.80m x 3.96m) Leaded bay double-glazed window to front aspect, radiator, wooden flooring, coving to ceiling, spotlights, storage cupboards x 2, electric feature fireplace.

REAR RECEPTION ROOM: 13' 06" x 12' 10" (4.11m x 3.91m) Porcelain floor tiles, underfloor heating, wall lights x 4, feature fireplace, fitted units.

KITCHEN AREA: 17' 04" x 11' 05" (5.28m x 3.48m) Wall and floor-standing kitchen units, double-glazed window to rear aspect, double oven & microwave, 5-ring gas hob, part tiled walls, granite worktop.

DINING AREA: 9' 07" x 11' 07" (2.92m x 3.53m) Double-glazed doors to garden, porcelain floor tiles, wall lights x 2, spotlights, dome skylights x 2.

UTILITY ROOM: 8' 00" x 7' 05" (2.44m x 2.26m) Wall and floor-standing units, sink with marble worktop, spotlights, storage cupboards housing gas central heating boiler, floor tiles.

GARAGE: 7' 07" x 8' 00" (2.31m x 2.44m) Wooden doors to front aspect.

FIRST FLOOR LANDING: 3' 09" x 12' 09" (1.14m x 3.89m) Leaded stained-glass window to the side aspect, carpet, spotlights.

BATHROOM: 8' 03" x 10' 09" (2.51m x 3.28m) (8'03" > 3'07") x (10'09" > 8'07") Double-glazed windows to front & rear aspect, double sinks with mixer taps in vanity unit, low-level flush water closet, heated towel rail, double walk-in shower cubicle, panel bath with mixer tap and shower attachment, spotlights, tiled walls, tiled flooring.

WATER CLOSET: 4' 10" x 2' 07" (1.47m x 0.79m) Double-glazed window to rear aspect, low-level flush water closet, radiator, tiled walls, spotlights.

REAR BEDROOM: 14' x 12' 1" (4.27m x 3.68m) Double-glazed window to rear aspect, radiator, wooden flooring, feature fireplace, coving to ceiling, spotlights, picture rail, fitted wardrobes.

FRONT BEDROOM: 15' 10" x 13' 04" (4.83m x 4.06m) Bay double-glazed window to front aspect, wooden flooring, fitted wardrobes, coving to ceiling, spotlights.

FRONT BEDROOM: 9' 00" x 6' 10" (2.74m x 2.08m) Double-glazed window to front aspect, wooden flooring, fitted wardrobes, spotlights, picture rail, radiator, fitted cupboards.

SECOND FLOOR LANDING: 6' 02" x 3' 05" (1.88m x 1.04m) Double-glazed window to side aspect, carpet, spotlights.

LOFT BEDROOM: 18' 09" x 14' 04" (5.72m x 4.37m) (18'09" x 14'04" > 10'08") 2 x Velux windows to front aspect, double-glazed Juliet balcony to rear aspect, carpet, fitted wardrobes, storage into eaves, spotlights.

LOFT EN-SUITE: 7' 05" x 6' 02" (2.26m x 1.88m) Double-glazed window to rear aspect, tiled walls, tiled flooring, wash hand basin with mixer tap in vanity unit, low-level flush water closet, panel bath with mixer tap and shower attachment, heated towel rail, extractor.

REAR GARDEN: 41' 00" x 34' 00" (12.50m x 10.36m) Southwest-facing rear garden, patio area, raised artificial lawn area, garden shed, decking & pergola, mature plants, side entrance from the front.

FRONT GARDEN: Off-street parking for up to 2 cars.

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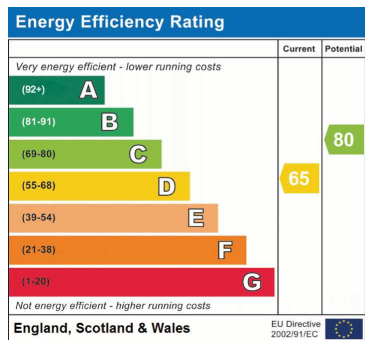
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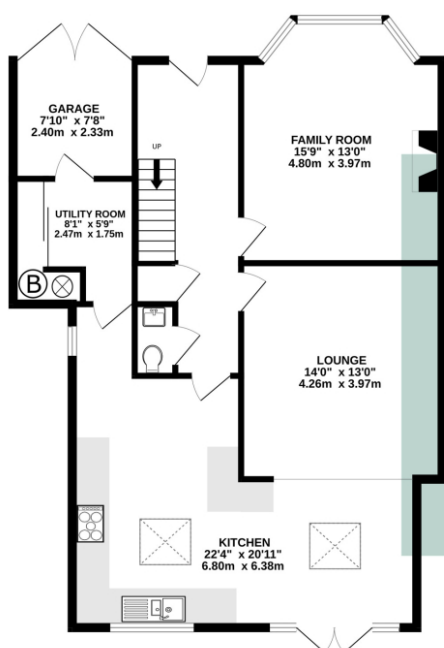
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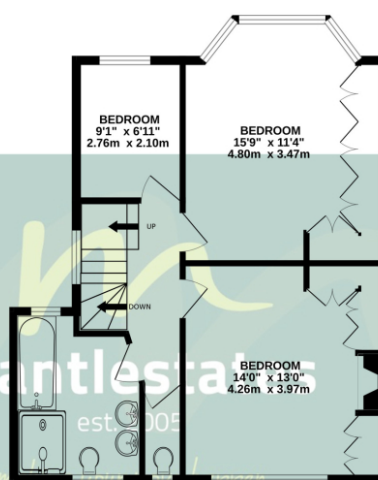
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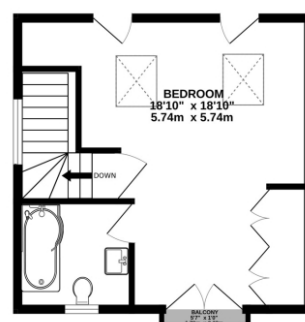
GROUND FLOOR
938 sq.ft. (87.1 sq.m.) approx.



FIRST FLOOR
599 sq.ft. (55.7 sq.m.) approx.



1ST FLOOR
355 sq.ft. (33.0 sq.m.) approx.



TOTAL FLOOR AREA : 1892 sq.ft. (175.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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