



 **5**
Bedrooms

 **2**
Bathrooms



Greengate Residential are proud to offer for sale this stunning five bedroom semi detached house. This exceptional property has been expertly extended to provide ample family living space for the larger family while offering luxury fixtures and fittings making this property a fantastic family home. The property offers four well appointed bedrooms to the first floor with a luxurious bathroom and separate W/C, while the ground floor benefits from two large reception rooms, a quality kitchen / Diner offering open plan cooking / dining and a further bedroom with an En-suite that can also be used as an office or play room. Furthermore the property benefits from fairly new plumbing that also includes a MegaFlow system ensuring good water pressure throughout and added advantages such as double glazing with wooden shutters and Off street parking for three/four cars.

Finally the rear garden offers ample space on the patio for alfresco dining with a further generously sized lawn with flower and shrub borders. The property is ideally located for easy access to local schools and shopping facilities while Bethune Park is opposite.

Viewings Are Highly Recommended.

Chain Free

Approximate Gross Internal Area 1904 sq ft - 177 sq m
 Ground Floor Area 1107 sq ft - 103 sq m
 First Floor Area 797 sq ft - 74 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		80
(81-91)	B		
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Gresham Avenue, Whetstone, N20 0XJ



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

