



**BRITISH  
PROPERTY  
AWARDS**

**2021  
2024**

★★★★★

**GOLD WINNER**

ESTATE AGENT  
IN BARNET



**3**

**Bedrooms**



**2**

**Bathrooms**

Mantlestates.com

13R

**Asking Price £799,950**  
**Toye Avenue, Whetstone N20 0FH**



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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- Rated 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" (6.93m x 0.23m) Double-glazed window to front aspect, bi-fold door to garden, carpet, radiator x 2.

**KITCHEN:** 17' 00" x 9' 07" (5.18m x 2.92m) 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 £799,950

## Toye Avenue, Whetstone N20 0FH



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

Address: Toye Avenue, Whetston N20 0FH

