

FOR SALE 3 BEDROOM DETACHED PROPERTY



10 WALFIELD AVENUE, WHETSTONE, N20 9PR

A rare opportunity to acquire the only detached house in Walfield Avenue. The property is offered to the market requiring some updating, but offering scope for extension (STPP).

The property is situated in a popular residential crescent, lying off the Great North Road. Local bus services pass at the end of the road, and the main shopping facilities of Whetstone High Road are approximately half a mile away. Both Totteridge & Whetstone (Northern Line), and Oakleigh Park mainline stations are less than a mile from the property.

There is a foot path from Walfield Avenue, over a bridge which leads directly to open space – with access to the *Dollis Valley Green Walk*

SUMMARY OF ACCOMMODATION

3 BEDROOMS • 2 SEPARATE RECEPTIONS • KITCHEN • GUEST CLOAKROOM • BATHROOM
SEPARATE WC • GARAGE • 70' REAR GARDEN • BLOCK PAVED FRONT GARDEN • CHAIN FREE

OFFERS IN EXCESS OF £800,000 FH - CHAIN FREE

NOTE: These particulars are believed to be correct and do not form part of any offer or contract. Information that cannot be checked readily is as provided by the vendor. Internal measurements are to the nearest 15cm and external measurements are to the nearest metre.
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Front door opening to;

Entrance hallway with radiator, plate rack, decorative coving, under stair storage cupboard housing gas & electricity meters, and fuse board.

Front door with original colour leaded side window, opening to;

Guest Cloakroom

comprising close-coupled WC, wall mounted wash basin with tiled splashback, window to side.

Front Reception

Radiator, decorative coving, double glazed bay window to front.

Rear Reception

Feature fireplace with brick & tiled hearth surround and mantle, decorative coving, radiator, double glazed window and casement doors to rear.

Kitchen

Fitted range of wall and base units, stainless steel sink and drainer, electric cooker point, space for fridge freezer, space & plumbing for washing machine. Radiator, part tiled walls, double glazed window & casement door to garden.

FIRST FLOOR

Landing with access to loft, obscure glass window to side, doors opening to;

Bedroom 1

Radiator, decorative coving, double glazed bay window to front.

Bedroom 2

Radiator, cupboard housing *Viessmann* boiler, integral wardrobe cupboard, radiator, double glazed window to rear.

Bedroom 3

Radiator, double glazed oriel bay window to front.

Shower Room

With full width step-in shower with glass enclosure, pedestal wash hand basin, radiator, partially tiled walls, obscure glass double glazed window to rear.

Separate WC

Close-coupled WC, part tiled walls, radiator, obscure glass double glazed window to side.

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EXTERIOR

Rear Garden 70' (21.34m)

Patio with step and ramp down to lawn, leading to further steps up to raised rear section, with mature trees & shrubs to borders, and garden shed. Side gate from patio leading to shared drive way.

Garage 15'6 x 8 max (4.72m x 2.44m)

Double doors leading to single garage, window to rear and door to side.

Front: paved, shared driveway and block paved front garden providing parking space.

Council Tax Band: F



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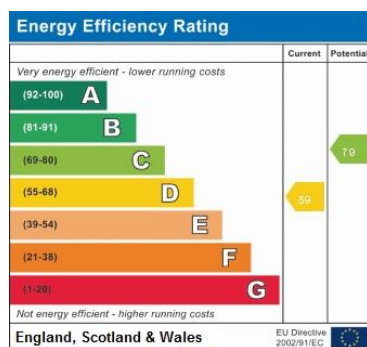
MAUNDER TAYLOR

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FLOOR PLAN

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