



**Weirdale Avenue, Whetstone, N20 0AH**

**Asking Price: £710,000**  
*Freehold*



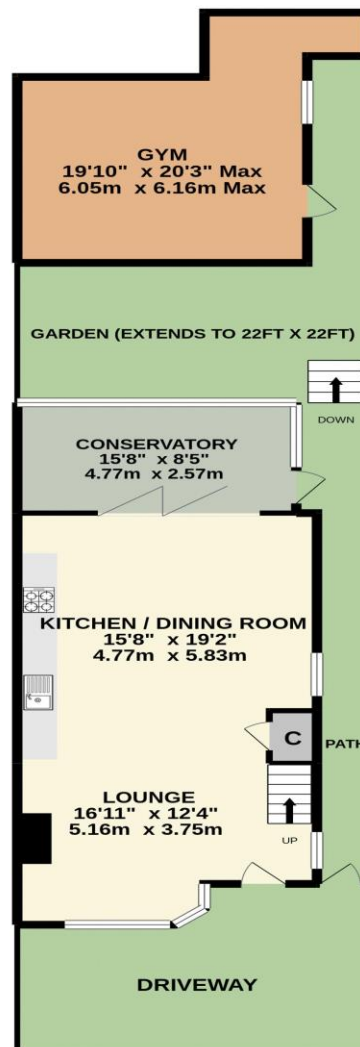
## Weirdale Avenue, Whetstone, N20 0AH

This fantastic three bedroom family home has been extended and modernised to an exceptional standard throughout with large open plan reception & kitchen. The current vendors have transformed the brick built outhouse at the rear of the garden to a fantastic home gym. The property further benefits from off-street parking for two vehicles. Weirdale Avenue is a quiet residential turning off Russell Lane with local shops and bus route very close by with Oakleigh Park Station & Totteridge & Whetstone tube also within easy reach. Viewing is highly recommended

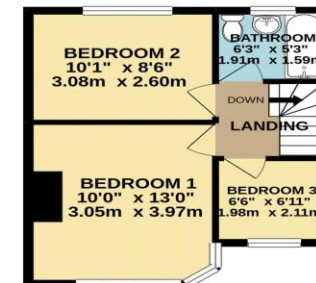
- **EXTENDED THREE BEDROOM HOUSE**
- **CONTEMPORARY OPEN PLAN KITCHEN/DINER**
- **MODERN FITTED KITCHEN**
- **HOME GYM/OUTHOUSE BUILDING**
- **GAS CENTRAL HEATING**
- **OFF STREET PARKING**
- **WITHIN CATCHMENT AREA FOR WELL REGARDED LOCAL SCHOOLS**
- **LOW MAINTENANCE REAR GARDEN**
- **DOUBLE GLAZING**
- **COUNCIL TAX BAND D**



GROUND FLOOR  
910 sq.ft. (84.6 sq.m.) approx.



1ST FLOOR  
325 sq.ft. (30.2 sq.m.) approx.



TOTAL FLOOR AREA : 1235 sq.ft. (114.8 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

#### Disclaimer

The agent has not checked any apparatus, fixtures or fittings or services and cannot verify they are in working order or fit for their purpose. Neither has the agent checked the legal documentation to verify the Freehold / Leasehold status of the property. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property.

## Hunters Whetstone

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