

Temple Avenue
Whetstone, London, N20 9EJ
Guide price £1,325,000 Freehold

STATONS

Tel: 020 8445 3694
Email: totteridge@statons.com
Bedrooms 5 | Bathrooms 2 | Receptions 3





13 Temple Avenue
Whetstone, London
N20 9EJ



A beautifully presented, character semi-detached home situated in a highly regarded residential turning.

The house has been sympathetically refurbished by the current owners, with modern finishes whilst retaining the original features of the home.

You enter into a welcoming reception hall with oak parquet flooring and period fireplace. This leads to the living room with further fireplace, dining room and kitchen/breakfast room, all of which feature high ceilings. The kitchen benefits from an extensive range of wall and base units with granite worksurfaces and integrated appliances and porcelain tiled floor with underfloor heating. Also, on the ground floor is a shower room with Hans Grohe fittings.

On the first floor are 5 good-sized bedrooms and a family bathroom with marble tiles, Villeroy and Boch suite and Hans Grohe fittings. There is also scope to extend into the considerable loft space, subject to the usual planning consents.

To the front of the property is an extensive driveway providing off-street parking for a number of cars, and which leads to the garage. The garage is currently used as a utility room with space and plumbing for washing machine and dryer.

To the rear is a secluded, beautifully landscaped garden which measures approximately 130'. The garden is mainly laid to lawn with a variety of shrubs and trees. A terrace runs along the rear of the property.

Temple Avenue is a popular residential address close to the shops and restaurants of Whetstone High Road and transport links including Oakleigh Park overground station and Totteridge and Whetstone underground station (Northern Line).





Approximate Gross Internal Area = 2,100 sq ft / 195.1 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

© CJ Property Marketing Ltd Produced for Statons



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
A			A		
B			B		
C			C		
D			D		
E			E		
F			F		
G			G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
	67	82		58	77
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

Features Include

- Semi detached • Period features • Landscaped 130ft secluded garden • Garage/Utility room • Close to all amenities

DISCLAIMER:

In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate. All dimensions include wardrobe spaces where applicable.

BARNET

1-2 Hadley Parade
High Street
Barnet, Herts
EN5 5SX
Tel: 020 8449 3383
Fax: 020 8441 7676
barnet@statons.com

RADLETT

50 Watling Street
Radlett
Herts
WD7 7NN
Tel: 01923 604 321
Fax: 01923 859 182
radlett@statons.com

NEW HOMES SHOWCASE

204 High Street
Hadley Green
Barnet, Herts
EN5 5SX
Tel: 020 8441 9555
Fax: 020 8441 7976
newhomes@statons.com

HADLEY WOOD

10 Crescent West
Hadley Wood
Herts
EN4 0EJ
Tel: 020 8440 9797
Fax: 020 8440 8282
hadley@statons.com

TOTTERIDGE

28 - 30 Totteridge Lane
Totteridge
London
N20 9QJ
Tel: 020 8445 3694
Fax: 020 8445 3217
totteridge@statons.com

BROOKMANS PARK

53 Bradmore Green
Brookmans Park
Herts
AL9 7QS
Tel: 01707 661144
Fax: 01707 644111
brookmans@statons.com