

Brookfield, Friern Barnet Lane
Whetstone, London, N20 0XZ
£1,050,000 Freehold

STATONS

Tel: 020 8445 3694
Email: totteridge@statons.com
Bedrooms 4 | Bathrooms 1 | Receptions 3





Brookfield, 109 Friern Barnet Lane
Whetstone, London
N20 0XZ



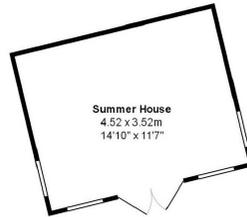
A charming four bedroom detached family home located directly opposite Friary Park offering a variety of original features throughout. You are greeted as you walk in by an attractive entrance hall with oak parquet flooring, a beamed ceiling and original wood panelled walls which leads to all the principal rooms. The ground floor benefits from a family room with a feature fireplace and beamed ceilings, a through reception including a generous lounge and dining room with sliding patio doors to the rear, a fitted kitchen with granite work-surfaces leading through to a breakfast area which is currently used as a TV room / snug. There is also a guest cloakroom located off the entrance hallway.

The first floor accommodation boasts three double bedrooms with fitted wardrobes and a separate marble tiled family bathroom. There is further potential to extend into the loft space to make further bedrooms (subject to the necessary local planning consents). The rear garden features a wide patio with steps leading down to the mainly laid to lawn garden. A pathway leads to the rear where you will find a delightful and tranquil summer house with power, lighting and plumbing which lends itself to being an office or a playroom for children.

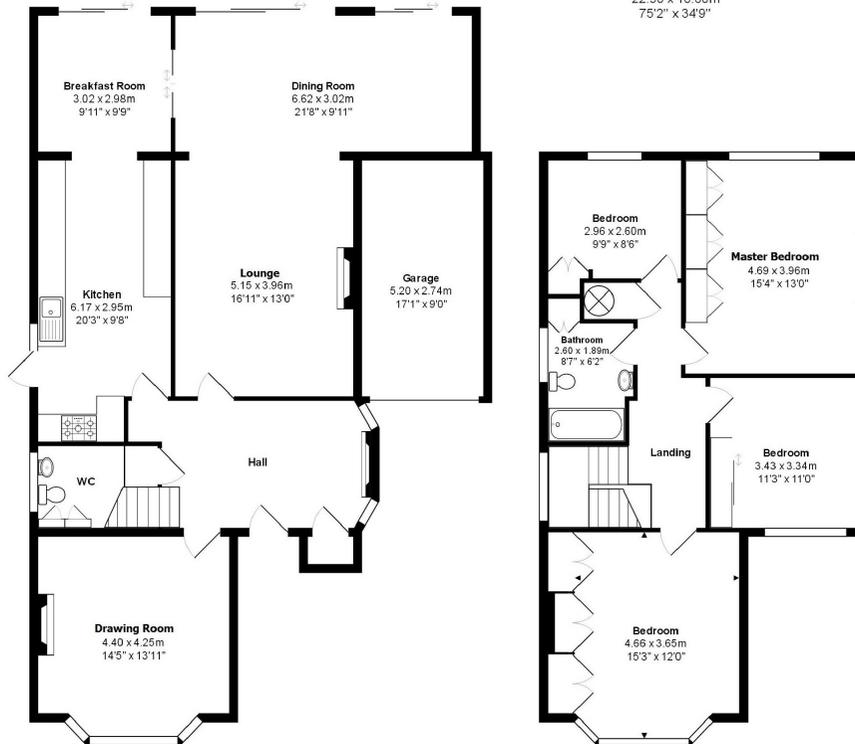
The property is approached via a block paved carriage driveway providing off street parking for several vehicles and leads to the tandem garage and timber gated side pedestrian access.

This wonderful family home is positioned in a prime location in in one of Whetstone's most premier roads close to North Middlesex Golf Club, Friary Park, Whetstone High Road and transport links including Totteridge & Whetstone underground (Northern Line) and Oakleigh Park Mainline station. (Moorgate and Kings Cross Approx 25 mins).





Garden
22.90 x 10.60m
75'2" x 34'9"



Total Area: 195.0 m² ... 2099 ft² (excluding garden, summer house)



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
100-90%	A		100-90%	A	
80-90%	B		80-90%	B	
60-80%	C		60-80%	C	
40-60%	D		40-60%	D	
20-40%	E		20-40%	E	
10-20%	F		10-20%	F	
1-10%	G		1-10%	G	
<small>Not energy efficient - higher running costs</small> EU Directive 2002/91/EC			<small>Not environmentally friendly - higher CO₂ emissions</small> EU Directive 2002/91/EC		
England & Wales			England & Wales		

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