

Lovegrove Way,
Whetstone,
London, N20





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The property opens into an entrance hall, with access to the study/office, a large guest cloakroom with ample space for coats and the spacious kitchen/reception room to the rear, which boasts a high specification modern kitchen with a range of fitted wall and base units and fully integrated appliances, good size under stairs storage and generous dining/living space. There are also bi-folding doors leading out to the rear garden.

The living room is on the first floor overlooking the garden and is accompanied by the main family bathroom and the third bedroom, in addition to a very useful storage cupboard.

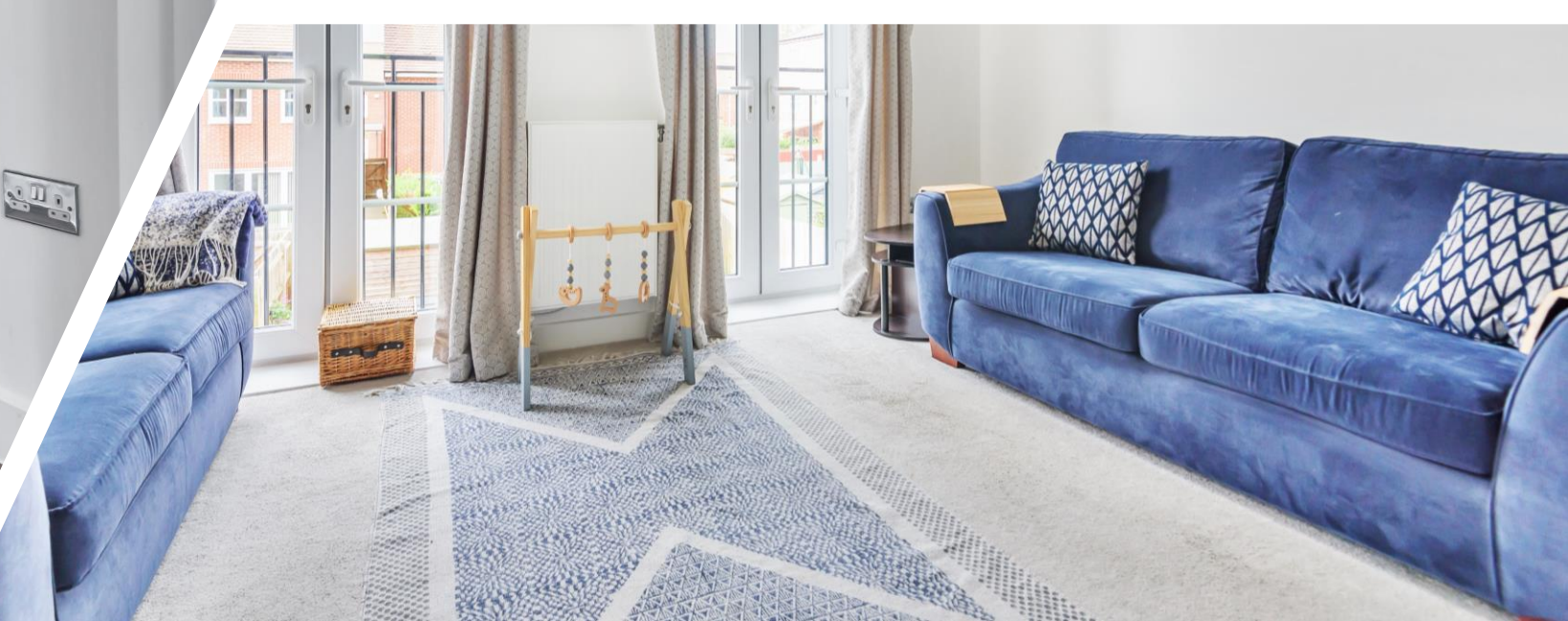
On the top floor, the principal bedroom is served by a 'Jack & Jill' style bathroom and is joined on this floor by the second bedroom, which again is a good size and benefits from further storage.

Externally, the property benefits from a good size rear garden. To the front there are two allocated parking spaces and plenty of guest parking on the street.

The location of this property is superb. Lovegrove way is a quiet, undisturbed road. You can walk to Totteridge and Whetstone station in under 10 minutes with Oakleigh Park Rail station also being 5-6 minutes drive away. Whetstone High Street is a few minutes away with plenty of Bars and Restaurants available to choose from, as well as both Marks & Spencer and Waitrose Supermarkets. If you enjoy outdoor sports, you'll be perfectly situated within walking distance to Totteridge Tennis Club, South Herts Golf Club and Totteridge Millhillians Cricket Club, in addition to miles of nature walks.











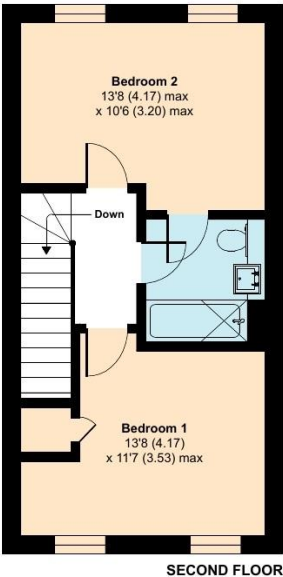
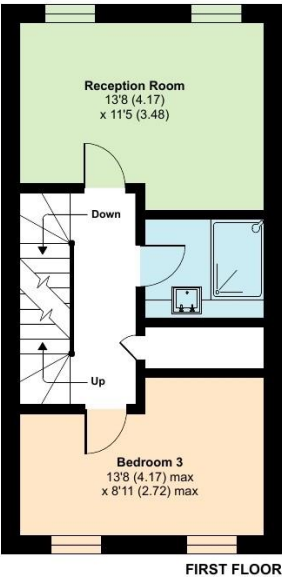






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Approximate Area = 1151 sq ft / 106.9 sq m
Shed = 44 sq ft / 4.1 sq m
Total = 1195 sq ft / 111 sq m
For identification only - Not to scale



Council Tax Band - F
Local Authority - Barnet
Borough
FREEHOLD

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	79	89
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2022. Produced for Statons. REF: 898910

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