

# HUNTERS

RESIDENTIAL SALES AND LETTINGS



**RUSSELL LANE, WHETSTONE, N20 0AP**  
OFFERS IN EXCESS OF £770,000 - FREEHOLD



RARELY AVAILABLE This is a fantastic opportunity to acquire one of the few detached bungalows in Whetstone. This attractive 1930's double fronted property offers 2/3 bedroom accommodation and benefits from a carriage driveway, a wide and mature 45ft Southerly Aspect rear garden and garage to side. Although the property has been well maintained by the present owner it does require some updating and offers the next owners the perfect opportunity to modernise the bungalow to their own taste and style. There is potential to extend to the side, rear and into the large loft subject to the usual permissions.

**CHAIN FREE**  
**DETACHED 2/3 BEDROOM BUNGALOW**  
**SUNNY SOUTHERLY ASPECT REAR GARDEN**  
**CARRIDGE DRIVE WAY \* GARAGE TO SIDE**  
**LARGE LOUNGE \* FITTED KITCHEN**  
**BATHROOM**  
**POTENTIAL TO EXTEND SUBJECT TO THE USUAL PLANNING CONSENTS**  
**GAS CENTRAL HEATING**  
**COUNCIL TAX BAND F – £2,522.42 p.a.**

1. MONEY LAUNDERING REGULATIONS 2007: Purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. Reference to the Tenure of a Property is based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their solicitor.



99 Russell Lane  
 Whetstone  
 N20 0BA  
 020 8368 7138

[www.hunters-whetstone.co.uk](http://www.hunters-whetstone.co.uk)

GROUND FLOOR  
 1181 sq.ft. (109.7 sq.m.) approx.



MEASUREMENTS INCLUDE GARAGE

TOTAL FLOOR AREA : 1181 sq.ft. (109.7 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E		
21-38	F	33 F	
1-20	G		

















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