

# HUNTERS

RESIDENTIAL SALES AND LETTINGS



**WEIRDALE AVENUE, WHETSTONE, N20 0AJ**  
£650,000 - FREEHOLD



**This attractive bay fronted 1930's property has great extension potential and is ideally suited to families looking to modernise to their own taste and style. With a generous rear garden and space to the side a wrap around extension is certainly possible subject to the usual planning consents, growing families could also look to add a master bedroom and en-suite in the loft.**

**The property is chain free and also benefits from off street parking for 2 to 3 cars and is well placed for local schools, shops and transport. Viewing is highly recommended.**

**CHAIN FREE SEMI DETACHED HOUSE  
THREE BEDROOMS  
THROUGH LOUNGE  
KITCHEN WITH POTENTIAL TO EXTEND TO SIDE AND REAR  
OFF STREET PARKING FOR 2-3 CARS  
90FT WEST FACING REAR GARDEN WITH SUNNY ASPECT  
WELL PLACED FOR LOCAL SCHOOLS AND TRANSPORT LINKS  
EPC BAND D - 58  
COUNCIL TAX BAND E - £2,244.20**

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.

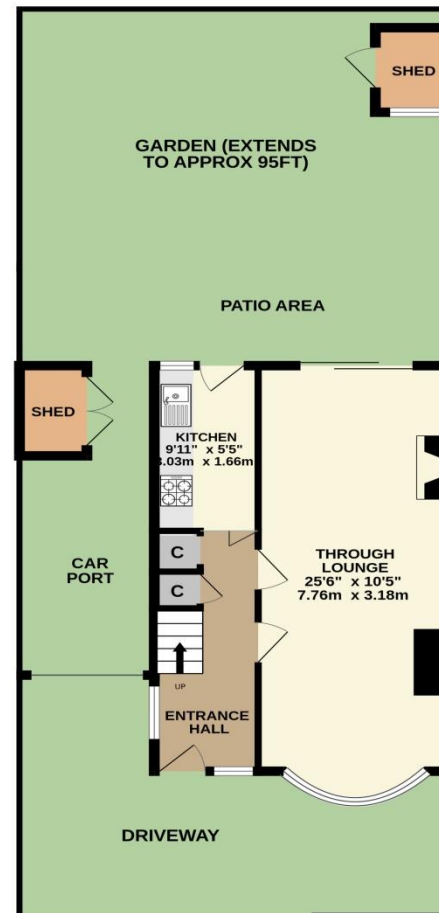


99 Russell Lane  
Whetstone  
N20 0BA  
020 8368 7138

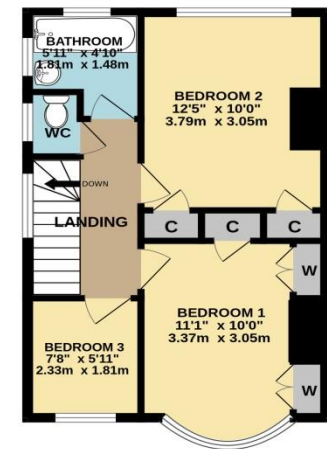
[www.hunters-whetstone.co.uk](http://www.hunters-whetstone.co.uk)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR  
421 sq.ft. (39.1 sq.m.) approx.



1ST FLOOR  
421 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA : 842 sq.ft. (78.2 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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