



Beresford Avenue, London, N20 0AD

Asking Price: £800,000

Freehold

Beresford Avenue, London, N20 0AD

Offered for sale CHAIN FREE this double fronted FIVE bedroom semi-detached house with separate garage, off street parking and south west facing garden.

Accommodation comprises, spacious through lounge, open plan kitchen/diner, downstairs shower room. Upstairs there are four double bedrooms with a further single bedroom/study room. Externally there is a South West facing rear garden with raised decking area, detached garage with additional storage room and off street parking for multiple cars.

Situated walking distance from Totteridge & Whetstone underground station (Northern Line) & Oakleigh Park mainline station giving access to the city, with other local shops close by and schools to include All Saints & Sacred Heart Primaries.

- **FIVE BEDROOM SEMI-DETACHED HOUSE**
- **DOUBLE FRONTED**
- **DETACHED GARAGE**
- **SOUTH WEST FACING GARDEN**
- **THROUGH LOUNGE**
- **KITCHEN/DINING ROOM**
- **TWO BATHROOMS**
- **OFF STREET PARKING**
- **CLOSE TO SHOPS**
- **COUNCIL TAX BAND F**



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Approximate Area = 1354 sq ft / 125.7 sq m

Garage = 223 sq ft / 20.7 sq m

Outbuilding = 50 sq ft / 4.6 sq m

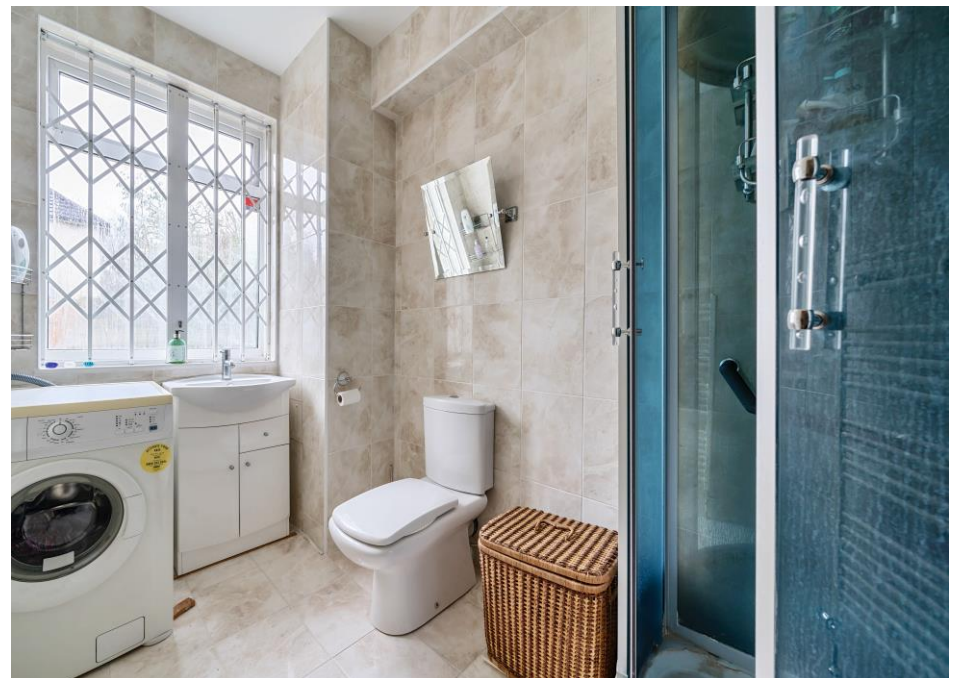
Total = 1627 sq ft / 151 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hunters Property Group. REF: 1084729









Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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Disclaimer

The agent has not checked any apparatus, fixtures or fittings or services and cannot verify they are in working order or fit for their purpose. Neither has the agent checked the legal documentation to verify the Freehold / Leasehold status of the property. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property.