



99 Russell Lane, Whetstone N20 0BA
Telephone: 020 8368 7138 Facsimile: 020 8368 9459
Email: info@hunters-whetstone.co.uk www.hunters-whetstone.co.uk

Weirdale Avenue Whetstone N20 0AH

EMPLOYED PROFESSIONAL TENANTS ONLY - This attractive three bedroom house has a well planned newly fitted kitchen, separate utility room and own garage to side. Situated in this quiet location just off Russell Lane for local shops and buses connecting with Whetstone High Road and Southgate for shopping facilities and underground stations. AVAILABLE FROM 15th APRIL 2014



- * THREE BEDROOMS * SHOWER/WET ROOM/SEPARATE W.C. *
- * THROUGH LIVING AREA * MODERN FITTED KITCHEN * UTILITY ROOM *
- * GAS CENTRAL HEATING * DOUBLE GLAZING * WOODEN FLOORING *
- * OWN DRIVE TO GARAGE * 55' REAR GARDEN *

Price: Monthly Rental Of £2,200 Freehold

REF: 0000292

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.

ENTRANCE HALL - wood floor.

LOUNGE/DINING ROOM - 28' 6" x 10' 6" (8.69m x 3.2m), double glazed bay window to front, double glazed door to garden, wood floor, Sky+ and telephone points.



KITCHEN - 13' 5" x 6' (4.09m x 1.83m), double glazed door to rear, range of wall and base units with granite worktops, stainless steel sink unit, Bosch ceramic hob with extractor above, microwave and oven, tiled floor, radiator.

UTILITY ROOM - 11' x 7' 7" (3.35m x 2.31m), double glazed windows to side and rear, door to garage, stainless steel sink unit with cupboard below, space for washing machine.

BEDROOM 1 - 14' x 10' (4.27m x 3.05m), double glazed window to front, radiator, cupboard.





BEDROOM 2 - 13' x 10' 3" (4.22m x 3.12m), double glazed window to rear, radiator, cupboards.

BEDROOM 3 - 7' 9" x 6' (2.36m x 1.83m), double glazed window to front, radiator, telephone point.

WET ROOM - double glazed windows to side and rear, walk in shower, wash hand basin, radiator.

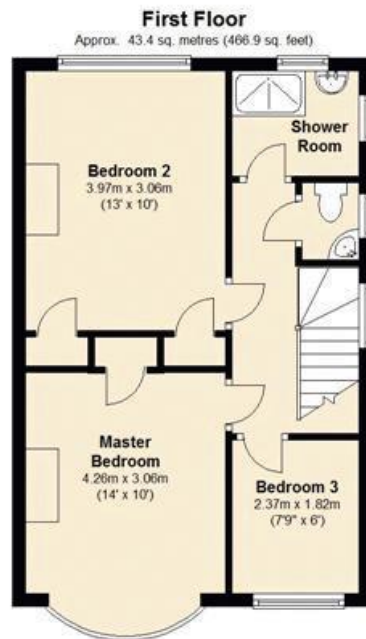
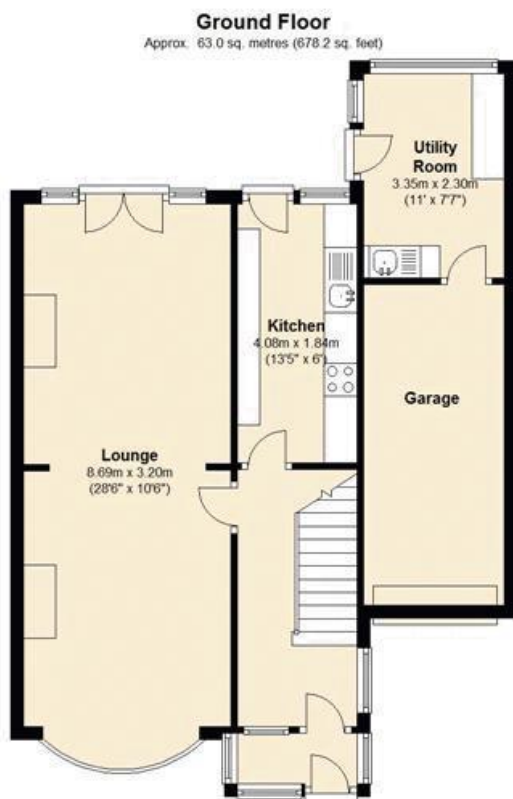
SEPARATE W.C. - double glazed window to side, low flush w.c.



OFF STREET PARKING - on driveway leading to **GARAGE** - with up and over door.



REAR GARDEN - raised patio area with steps down to lawn.



Total area: approx. 106.4 sq. metres (1145.1 sq. feet)

This plan was prepared by Hunters Whetstone and is for layout guidance only. Scale, window and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon it. Plan produced using The Mobile Agent.

N.B. CHARGES APPLY

One month's rent in advance plus a deposit equal to six weeks.

Administration charge per tenant of £100.00

Inventory charges: Three bed £95.00

Viewing: By appointment through this Office on 020 8368 7138