



Thatcham Gardens, Whetstone, N20 9QE
Price Guide £1,395,000 Freehold Council Tax Band G

REAL ESTATES
Est.1981

Estate Agents · Residential Sales · Investments · Lettings

Real Estates are delighted to offer for sale this individually designed, detached home which has been owned by the same family since its construction in the mid-1980s. Offering bright and spacious accommodation, the ground floor features a reception hallway, guest cloakroom and utility room, study or additional bedroom, large living room with access to the rear garden, separate kitchen/breakfast room, family dining room and a conservatory. There is also the benefit of a spacious garage that doubles as a workshop.

The 1st floor offers a principal bedroom with built-in wardrobes, dressing area and an en-suite, as well as 3 additional bedrooms and a family bathroom.

Externally, the well-maintained rear garden is mainly laid to lawn with a patio area, garden shed and covered storage. Further benefits include ample storage throughout and a sizeable carriage driveway providing off street parking for several cars.

Thatcham Gardens offers easy access to a variety of amenities, including charming cafe bars, restaurants, and shops. With two stations nearby; Totteridge & Whetstone Northern Line tube and Oakleigh Park mainline - commuting to Kings Cross, Moorgate, and other destinations. The area is also renowned for its esteemed schools, as well as golf courses and the beautiful Brook Farm Open Space.

Please contact our Totteridge office for further information or to arrange a viewing. Sole Agent.



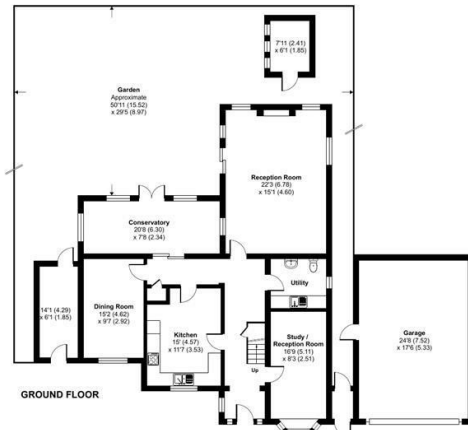
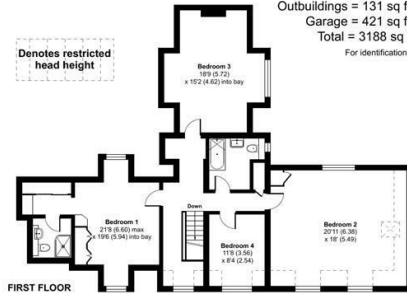


Thatcham Gardens, London, N20

Approximate Area = 2550 sq ft / 236.5 sq m
 Limited Use Area(s) = 96 sq ft / 7.9 sq m
 Outbuildings = 131 sq ft / 12.1 sq m
 Garage = 421 sq ft / 39.1 sq m
 Total = 3188 sq ft / 296 sq m
 For identification only - Not to scale



Denotes restricted head height



Certified Property Measurer Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © rinchecom 2024. Produced for Real Estates - REF: 969091

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D	66	
Low energy efficiency - higher running costs	E		
Very low energy efficiency - higher running costs	F		
Very poor energy efficiency - higher running costs	G		
			77

EU Directive

