



Walfield Avenue, Whetstone, N20 9PR
£3,000 Per Calendar Month Council Tax Band F

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****AVAILABLE NOW**** Real Estates are delighted to present this elegant, light filled, well proportioned, practically arranged **FOUR BEDROOM** semi-detached family home in N20, available for rent for the first time.

Located in a desirable, peaceful crescent just off Whetstone High Road with its independent shops, boutiques, coffee shops & restaurants with good transport links. Totteridge & Whetstone station is an easy walk away and bus links are excellent. The local area has an Everyman Cinema, a M&S food hall, Waitrose & Boots nearby as well as many highly regarded schools.

This welcoming property has been recently, thoughtfully, refurbished and painted, with a complete new heating system, new showers, taps and kitchen appliances with a new kitchen floor currently being installed. This well-maintained house has ample living space including: a separate lounge; a characterful open plan kitchen diner, a downstairs wc; a fitted out separate utility/ boot room and a large integrated garage (with useful shelving) that adds to the great practicality of this home. To the first floor - with an airy, split landing, you will find 3 double bedrooms, 1 smaller bedroom and 2 well presented bathrooms.

To the exterior you will find a pretty wrap around garden, and a large drive way for multiple cars with useful side access. For nature lovers & walkers, access to Brook farm open space, a delightful green space, is just diagonally across the road. A brisk walk through this lush greenery takes you to Totteridge & Whetstone station (Zone 4) or alternatively, Oakleigh Park station (mainline).

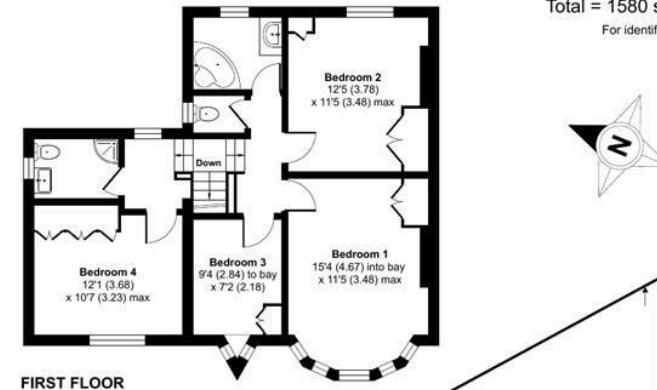
Walfield Avenue, Whetstone, N20

Approximate Area = 1390 sq ft / 129.1 sq m

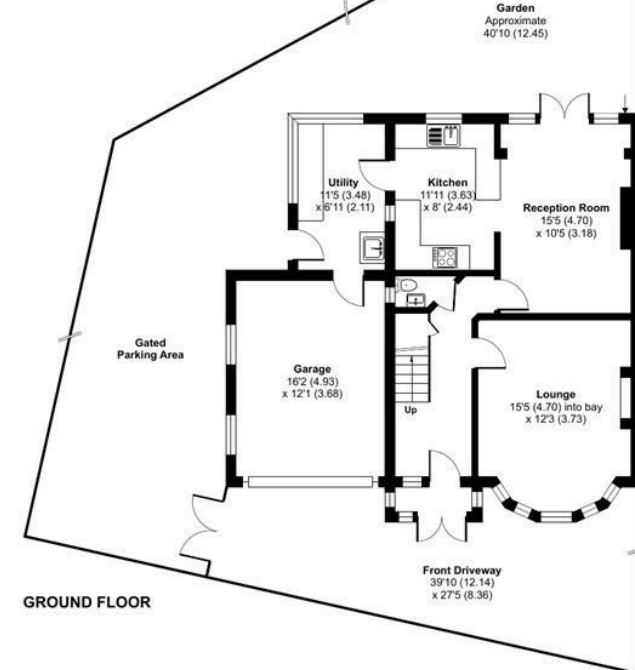
Garage = 190 sq ft / 17.6 sq m

Total = 1580 sq ft / 146.7 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
102-100(A)	
81-101(B)	
69-80(C)	
55-68(D)	85
39-54(E)	68
21-38(F)	
1-20(G)	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Real Estates. REF: 1073169