

# Sean Heaney

HOMES & PROPERTY



**Walfield Avenue**  
Whetstone, London  
Guide Price £700,000

 4  1  2  E

## Walfield Avenue

Whetstone, London

An extended 4 bedroom semi detached family home (approx 1575 SQ FT) situated in this ever popular residential turning on the fringes of open space yet within walking distance of the High Road with it's multiple shopping leisure and transport facilities including Totteridge and Whetstone underground as well as New Barnet mainline. The accommodation to the ground floor consists of a welcoming hallway with a guest WC, lounge and open plan kitchen/diner/family room. To the first floor, there are 3 generous bedrooms and a family bathroom with bed 4 with WC approached via a staircase to the second level. Externally, there is a secluded mature rear garden extending to approx. 72 ft in depth and a garage accessed via a shared driveway to the side. Off street parking is also provided to the front.

EPC: E





**Hallway**

**Downstairs WC**

**Lounge**

15'8" x 12'2" (4.78 x 3.73)

**Kitchen/ Family Room**

26'0" x 18'11" (7.93 x 5.77)

**First Floor Landing**

**Bedroom 1**

15'5" x 11'6" (4.70 x 3.51)

**Bedroom 2**

12'5" x 11'5" (3.81 x 3.48)

**Bedroom 3**

9'3" x 7'3" (2.82 x 2.21)

**Family Bathroom**

**Bedroom 4**

20'4" x 9'10" (6.21 x 3.02)

**En Suite WC**

**Mature Rear Garden**

76'6" x 20'0" (23.32 x 6.10)

**Garage**

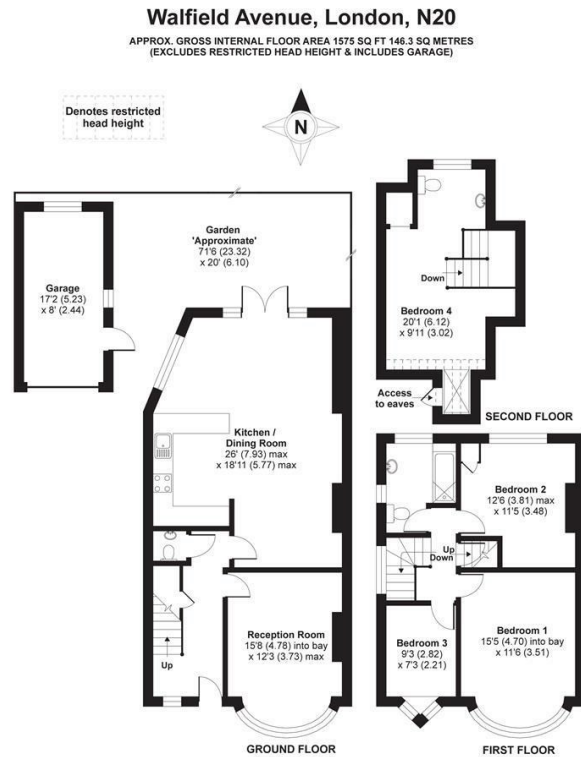
17'1" x 8'0" (5.23 x 2.44)

**Gas Central Heating**

**No Chain**



## Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

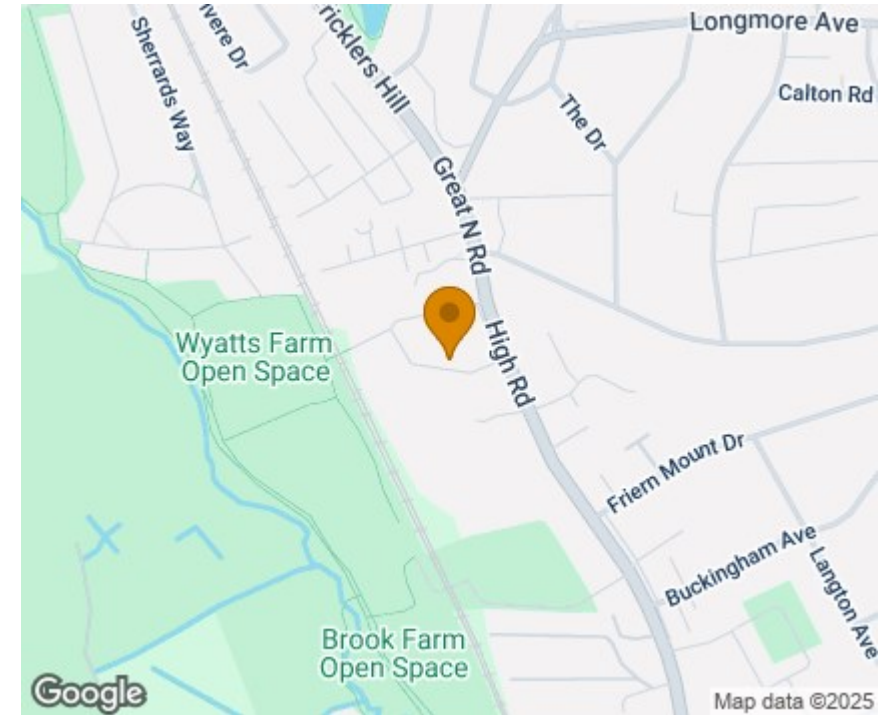
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## Viewing

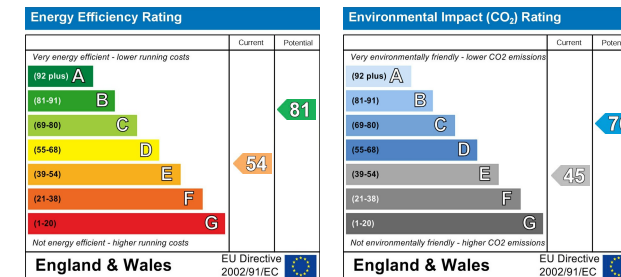
Please contact our Barnet Office on 020 8441 7173 if you wish to arrange a viewing appointment for this property or require further information.

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2. References to the tenure of a property are 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.
3. Room measurements have been made using a Laser Meter. Complete accuracy cannot be guaranteed and therefore the room sizes given should be regarded as being approximate.
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## Area Map



## Energy Efficiency Graph



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