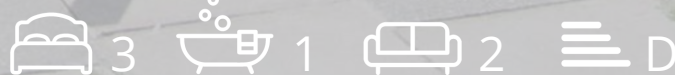




## 23 Walfield Avenue

Whetstone, London, N20 9PS

Offers In Excess Of £600,000



# 23 Walfield Avenue



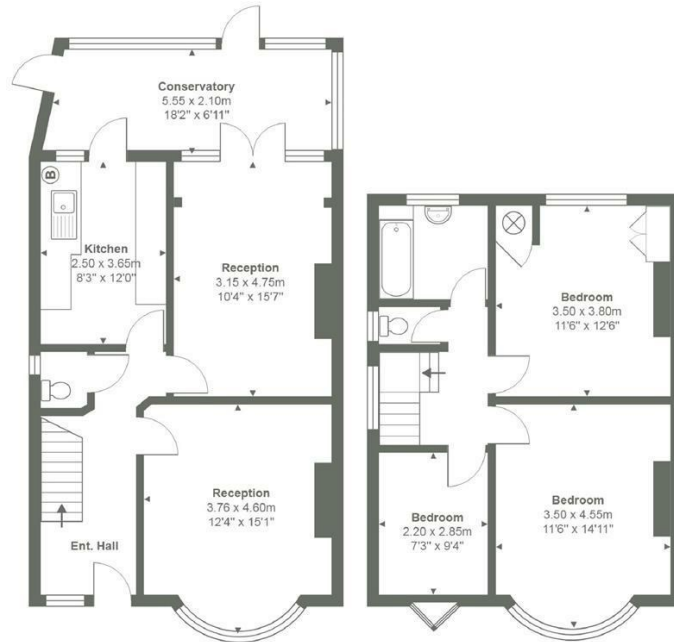
## Description

Offered for sale with no upward chain, a 3 bedroom 2 reception room end of terrace family home in need of complete refurbishment throughout and offering tremendous scope for extension and improvement (subject to the necessary consents). The property is situated in this highly regarded residential turning and has a southerly aspect rear garden backing directly onto allotments yet is within easy reach of Whetstone High Road as well as local schools and transport facilities including both the Northern Line and Mainline stations. There is a shared driveway to the side which provides access to the single garage. EPC: D





## Floor Plan



### Walfield Avenue, London N20

Total Area: 111.6 m<sup>2</sup> ... 1201 ft<sup>2</sup>

All measurements are approximate and for display purposes only.



## Area Map

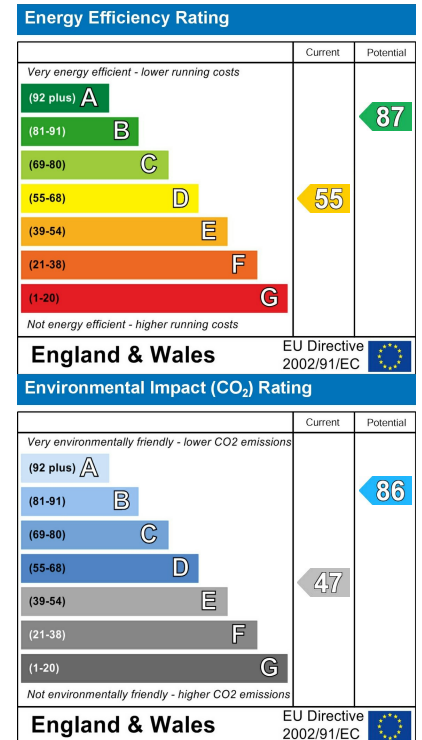


## Viewing

Please contact us on 0208 441 7173 if you wish to arrange a viewing appointment for this property or require further information.

1. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order, or fit for their purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.
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.
4. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property.
5. Floor plans remain copyright of Sean Heaney Estate Agents and are not to be copied in part or full without written consent, are provided for illustrative purposes only and are not to scale.

## Energy Efficiency Graph



234 High Street, Hadley Green, Barnet, Hertfordshire, EN5 5TD

T: 0208 441 7173 E: sales@seanheaney.co.uk W: www.seanheaney.co.uk