



Wheatley Gardens, N9 9UE  
London







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GROUP



# Wheatley Gardens, N9 9UE

- Kings Are Proud To Present This
- Three Bedroom Semi Detached House With Loft Room
- Substantially Extended With 1815 Sqft Internal Space
- Front Driveway & Detached Double Garage To Rear
- Impressive Open Plan Living/Dining Space
- Striking Spiral Staircase & Stunning Central Fireplace
- Beautiful Wooden Conservatory With Underfloor Heating
- Luxurious First Floor Bathroom, Ensuite & Ground Floor WC
- 75ft West Facing Garden With Rear Access
- No Onward Chain

Offers Over £600,000





KINGS are proud to present this SUBSTANTIALLY EXTENDED AND REDESIGNED FAMILY HOME perfectly positioned on the SOUGHT AFTER CUL-DE-SAC of Wheatley Gardens, with a DRIVEWAY and a DETACHED DOUBLE GARAGE to the rear, available with NO ONWARD CHAIN. This THREE BEDROOM SEMI DETACHED HOUSE with a loft room provides an impressive 1815 SQFT of internal living space, thoughtfully arranged across three floors.

Upon entering via the bespoke solid wood door, you are greeted by an expansive light filled space with a STRIKING SPIRAL STAIRCASE at the heart of the home, setting the tone for the entire property and elegant interiors beyond. Custom panelling, decorative archways, and built-in storage adorn the walls throughout. The large OPEN PLAN LIVING SPACE is beautifully designed featuring a STUNNING CENTRAL FIREPLACE. Next to the dining area is the adjoining L-shaped kitchen, and to the front a DOWNSTAIRS WC adds functionality.

To the rear, a bright and SPACIOUS CONSERVATORY with underfloor heating provides a seamless transition between indoor and outdoor living, the perfect spot to unwind overlooking the 75FT WEST FACING GARDEN with gated rear access. The double garage is conveniently accessed via a residents service road providing additional SECURE PARKING and storage, boasting a remotely operated electric door, vaulted ceilings, finished walls and its own SEPARATE WC.

The spiral staircase leads to three DOUBLE BEDROOMS, with an ENSUITE to the master bedroom complete with his and hers basins. The luxurious main bathroom is a standout feature, showcasing marble tiling, a jacuzzi bath, and gold fittings, creating a spa-like retreat within the home. There is also a VERSATILE DUPLEX ROOM spread across the first floor and loft space. Its clever layout, with fitted storage under the stairs leading to the sleeping area, make it both private and practical adding valuable flexibility to the home's overall design.

Council Tax Band E  
Construction Type - Standard  
Flood Risk - Very Low

**ENTRANCE**

**OPEN PLAN LIVING/DINING SPACE 34'3 x 24'9 (10.44m x 7.54m)**

**WC 5'3 x 4'7 (1.60m x 1.40m)**

**KITCHEN 17'1 x 13'9 (5.21m x 4.19m)**

**CONSERVATORY 17'2 x 8'9 (5.23m x 2.44m'2.74m)**

**FIRST FLOOR LANDING**

**BATHROOM 6'7 x 5'11 (2.01m x 1.80m)**

**BEDROOM ONE 13'7 x 11'5 (4.14m x 3.48m)**

**ENSUITE 9'10 x 4'7 (3.00m x 1.40m)**

**BEDROOM TWO 11'6 x 10'0 (3.51m x 3.05m)**

**BEDROOM THREE 12'8 x 8'8 (3.86m x 2.64m)**

**DUPLEX LOFT ROOM 14'9 x 12'6 (4.50m x 3.81m)**

**GARDEN 74'8 x 25'8 (22.76m x 7.82m)**

**DOUBLE GARAGE 19'8 x 19'4 (5.99m x 5.89m)**











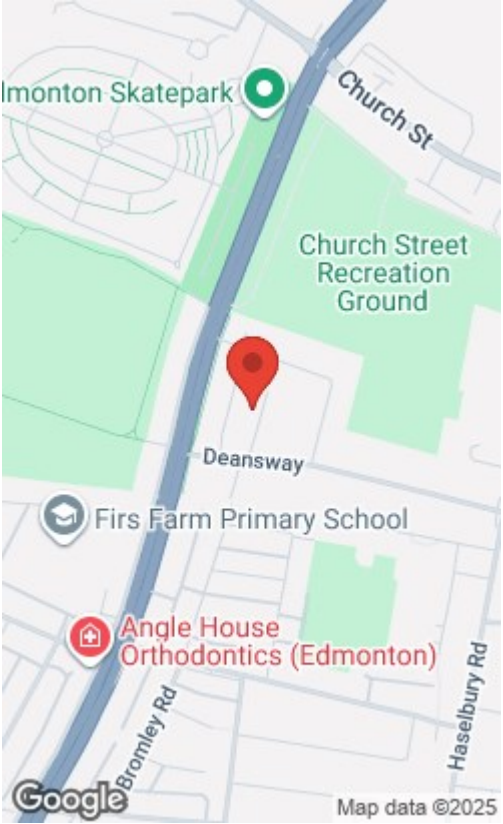






Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(46-54) E		
(35-45) F		
(21-34) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(46-54) E		
(35-45) F		
(21-34) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC



Approximate Gross Internal Area 1815 sq ft - 169 sq m  
(Excluding Garage)

Ground Floor Area 1009 sq ft - 94 sq m  
First Floor Area 652 sq ft - 61 sq m  
Top Floor Area 154 sq ft - 14 sq m  
Garage Area 381 sq ft - 35 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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