

3-BEDROOM, SEMI-DETACHED RESIDENCE - FOR SALE



21 BETHUNE AVENUE, LONDON N11 3LD

A 3-bedroom, semi-detached house, within easy reach of both Bethune & Friary Parks, and Friern Barnet Secondary & St Johns Primary Schools.

There is a garage & own driveway providing off-street parking. Further (non-permit) parking is available to the front of the property – subject to access restrictions*

The property requires some updating – **viewing is recommended**

(All viewings strictly by appointment only)

SUMMARY OF ACCOMMODATION

3 BEDROOMS • INTER-CONNECTING RECEPTION • KITCHEN/MORNING ROOM
BATHROOM/SHOWER/WC • GUEST CLOAKROOM • GARAGE + OWN DRIVE
GARDEN – APPROXIMATELY 80ft (24.3m)

GUIDE PRICE: £825,000 FREEHOLD



PARTNERS: BR MAUNDER TAYLOR FRICS MAE, M H MAUNDER TAYLOR MSc FRICS FIRPM, R G MAUNDER TAYLOR AMAE MRICS MIRPM
ASSOCIATES: SE MAUNDER TAYLOR MIRPM AssocRICS, BA EWEN MNAEA, JD MELLOR DipSurv Pract

NOTE: These particulars are believed to be correct and do not form part of any offer or contract. Information that cannot be checked readily is as provided by the vendor. Internal measurements are to the nearest 15cm and external measurements are to the nearest metre.

Front door opening to;

Entrance Hallway

Stairs rising to first floor, radiator, double glazed oriel bay window to front. Doors opening to;

Guest Cloak Room

Steps down to Guest WC & wash basin.

Reception

Inter-communicating Reception with double aspect, fire place, radiator, double glazed bay window to front and double doors to rear garden.

Kitchen

Fitted kitchen with range of wall & base units with worktop, stainless steel sink & drainer, electric hob with hood above, electric oven & grill, space & plumbing for washing machine, radiator, door to garden and internal access to garage.

FIRST FLOOR

Landing Radiator, window with colour inserts to side. Doors opening to;

Bedroom 1 Built-in wardrobes with high level storage & dressing table, radiator, double glazed bay window to front.

Bedroom 2 Built-in wardrobe with high level storage & dressing table, radiator, double glazed window to rear.

Bedroom 3 Radiator, double glazed oriel bay window to front.

Bathroom Panel enclosed bath with mixer tap, shower cubicle, pedestal wash hand basin, tiling to walls, radiator, window to side.

Separate WC Comprising close-coupled WC, window to side.

Rear Garden **Approx 80' (24.3m)**
With an approximate southerly aspect. Mostly laid to lawn with mature shrubs to borders.

Garage Approached from own driveway, with up & over door. Internal door to house.

***Please note:** Recently introduced for safety: at peak times (school drop off and collection), vehicles aren't allowed through this part of Bethune Avenue (weekdays between 8:00 am -9:00am & 3:15pm -4:15pm) Residents will be able to access their properties, but anyone visiting during these times will need to park at the western end of Bethune Avenue or in The Ridgeway (adjacent turning) - to avoid penalty.

EPC Rating: Current: 61 Potential: 83



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MAUNDER TAYLOR

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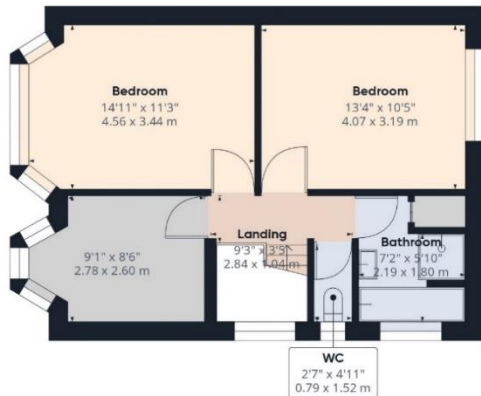
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FLOOR PLAN 21 BETHUNE AVENUE, LONDON N11 3LD



Ground



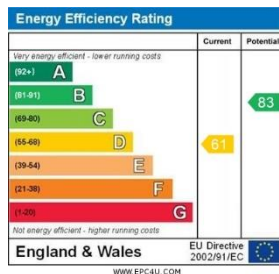
Floor 1

Approximate total area⁽¹⁾
1115.18 ft²
103.6 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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