

FOR SALE 4 BEDROOM DETACHED PROPERTY



1, BETHUNE AVENUE, LONDON, N11 3LD

An extended four bedroom detached residence situated adjacent to St Johns Primary School. Recreational facilities at Friary Park, Bethune Park and North Middlesex Golf Club are all within easy reach. The property is central to the shopping facilities at Whetstone, North Finchley, Friern Barnet and Southgate.

The property has been extended and improved, and a viewing is highly recommended.

*Please note: there are restrictions on vehicular access in Bethune Avenue **

SUMMARY OF ACCOMMODATION

3 FIRST FLOOR BEDROOMS & 1 GROUND FLOOR BEDROOM • FRONT RECEPTION
INTERCOMMUNICATING KITCHEN/DINING/LIVING ROOM • GUEST CLOAKROOM
FAMILY BATHROOM • ENSUITE SHOWER ROOM
REAR GARDEN WITH TIMBER CABIN • BLOCK PAVED FRONT DRIVE
(PROVIDING OFF-STREET PARKING)

GUIDE PRICE £895,000 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.

Double glazed front entrance porch with double glazed door opening to;

Entrance Hallway with oak strip flooring, decorative coving, covered radiator, stairs rising to first floor with under stair storage cupboards, doors leading to;

Front Reception

Covered radiator, feature fireplace with tiled hearth & surround and wooden over mantle. Decorative coving, picture rail, double glazed window to front.

Extended Rear Reception - Feature fireplace with tiled hearth & wooden over mantle with mirror inlay. Picture rail, extended to rear, skylight, wood strip flooring with under floor heating, doors opening out onto patio, archway through to the kitchen, and a door through to ground floor bedroom.

Extended Kitchen - Fully fitted kitchen with stone work top & splash back, *Bosch* electric oven and grill, *Bosch* 4-ring gas hob with hood above, integrated dishwasher, 1 ½ bowl stainless steel sink and drainer, pull-out larder cupboard integrated fridge & freezer. Tiled floor with under floor heating, skylight, double glazed window onto the rear garden. Return door back out to the Hallway.

Extended Double Bedroom - On the ground floor with built in storage cupboard, feature circular leaded windows to side, double glazed doors onto patio, wood strip flooring with under floor heating, picture rail and door opening through to;

Ensuite Shower Room - Comprising tiled shower (wet area) with shower screen. Sink set on vanity unit, close coupled WC, air extractor. Tiled floor with under floor heating, obscure glass double glazed window to side.

Guest Cloak Room - Comprising close coupled WC, sink set on vanity unit with storage below, obscure glass double glazed window to side.

FIRST FLOOR

First Floor with quarter turn landing, colour leaded secondary glazed window to side, top landing with access to loft, linen storage cupboard, doors opening to;

Front Bedroom - Radiator, double glazed leaded bay window to front, decorative tile surround fireplace, decorative coving.

Rear Bedroom - Radiator, double glazed window to rear, decorative coving, fitted wardrobes.

Single Front Bedroom - Radiator, double glazed bay window to front, picture rail, fitted wardrobe.

Family Bathroom - Comprising claw foot bath, with mixer tap and hand held shower spray, glass shower screen, concealed flush WC, sink set on vanity unit, part tiled walls, tiled floor, radiator, air extractor, electric shaver point, obscure glass double glazed window to rear.

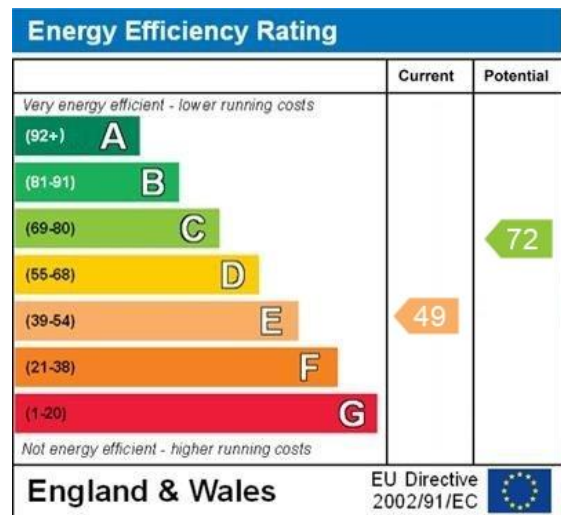
Large Rear Garden 110ft (33.53m) - mostly laid to lawn, with patio, side access & log cabin.

Store - The former garage has been part converted to provide the ground floor bedroom suite. The front part is now storage and with hot water cylinder/boiler - pressurised *Mega Flow* system. Also housing gas & electricity meters and fuse board.

Block paved drive way providing off street parking for 2 / 3 vehicles.







***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.

FLOOR PLAN

