



Gresham Avenue, London, N20 0XJ

Asking Price: £875,000

Freehold

Gresham Avenue, London, N20 0XJ

Set in this desirable location close to Friary & Bethune Parks, this three bedroom semi detached house being offered CHAIN FREE with off street parking and South West facing garden.

Accommodation comprises of spacious entrance hall, bay fronted reception room, dining room leading to garden & separate kitchen. To the first floor there are three bedrooms, family bathroom & additional W/C. Potential to extend to the ground floor and loft STPP. The house benefits from neatly tended South West facing garden, off street parking to front and garage.

Located walking distance to various green spaces including Friary & Bethune park and a short journey from Whetstone. Transport links include New Southgate Railway, Arnos Grove tube line and multiple buses with direct links to the City & West End. Highly regarded schools include Holly Park Primary, St Johns, Wren Academy, Woodhouse College & The Compton.

- **CHAIN FREE**
- **THREE BEDROOM HOUSE**
- **SOUGHT AFTER LOCATION**
- **TWO RECEPTION ROOMS**
- **SOUTH WEST FACING GARDEN**
- **OFF STREET PARKING**
- **POTENTIAL TO EXTEND STPP**
- **GARAGE**
- **CLOSE TO FRIARY PARK**
- **COUNCIL TAX BAND F**



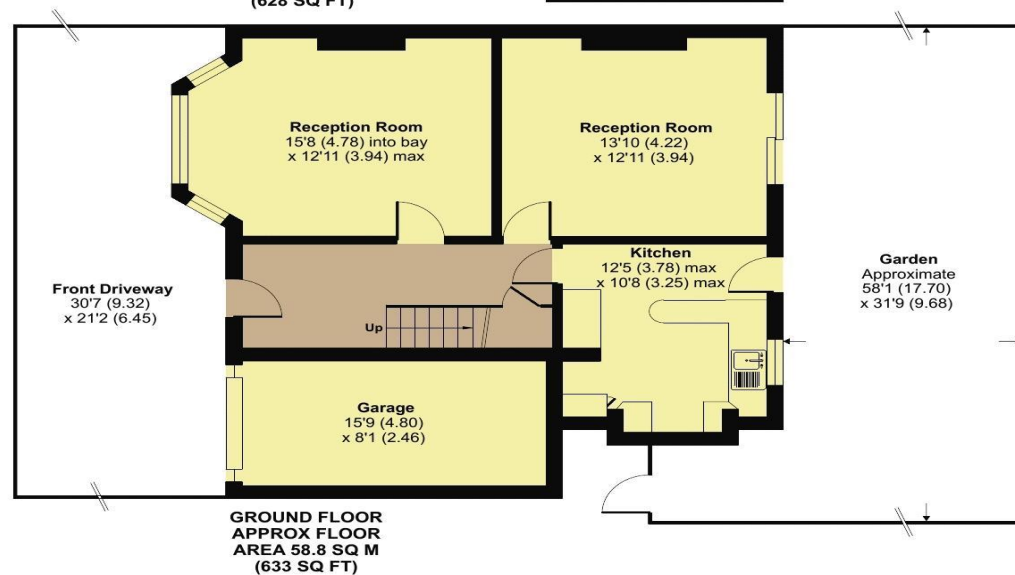
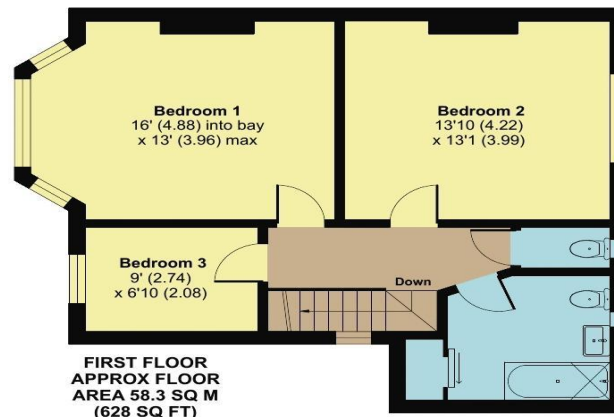
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Approximate Area = 1261 sq ft / 117.1 sq m

Garage = 129 sq ft / 11.9 sq m

Total = 1390 sq ft / 129 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hunters - Barnet & Whetstone. REF: 1140119











Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Disclaimer

The agent has not checked any apparatus, fixtures or fittings or services and cannot verify they are in working order or fit for their purpose. Neither has the agent checked the legal documentation to verify the Freehold / Leasehold status of the property. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property.

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