



Beresford Avenue, London, N20

Asking Price: £625,000
Freehold

Beresford Avenue, London, N20

Offered for sale chain-free, this extended two-bedroom semi-detached bungalow features a desirable west-facing garden and a versatile loft room.

The ground floor accommodation comprises an entrance hall, two bedrooms, an extended through lounge, a fitted kitchen with adjoining utility area and a shower room. In addition, there is access to a useful loft room, providing flexible extra space.

The property further benefits from a spacious garage, off-street parking to the front and a generous west-facing rear garden.

Conveniently located within walking distance of Totteridge & Whetstone Underground Station (Northern Line) and Oakleigh Park mainline station, offering excellent links into the City. A range of local shops, amenities, and well-regarded schools are also nearby, including All Saints and Sacred Heart primary schools.

- CHAIN FREE
- SEMI-DETACHED BUNGALOW
- EXTENDED TO GROUND FLOOR
- TWO RECEPTION ROOMS
- KITCHEN & UTILITY AREA
- TWO BEDROOMS
- ADDITIONAL LOFT ROOM
- GARAGE & OFF STREET PARKING
- WEST FACING REAR GARDEN

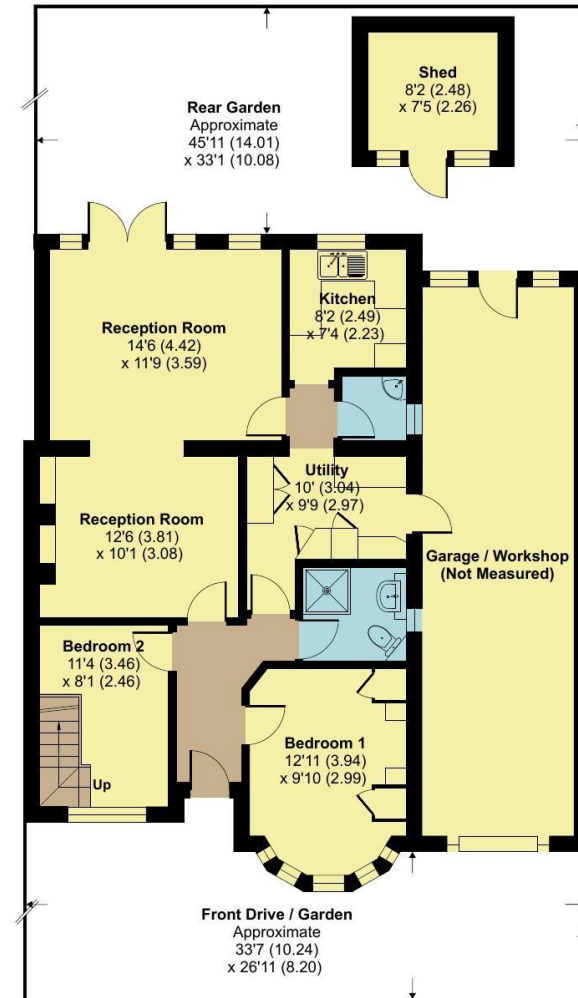


Beresford Avenue, London, N20

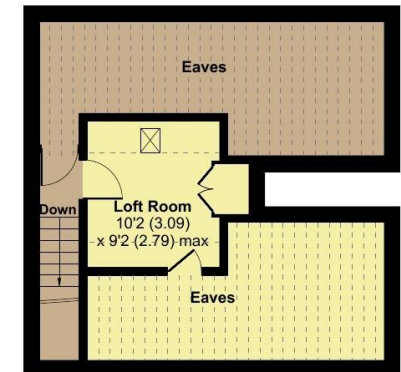
Approximate Area = 904 sq ft / 83.9 sq m
 Limited Use Area(s) = 335 sq ft / 31.1 sq m
 Outbuilding = 60 sq ft / 5.5 sq m
 Total = 1299 sq ft / 120.5 sq m

For identification only - Not to scale

Denotes restricted
head height



GROUND FLOOR
APPROX FLOOR
AREA 75.9 SQ M
(817 SQ FT)



FIRST FLOOR
APPROX FLOOR
AREA 39.2 SQ M
(422 SQ FT)

Floor plan produced in accordance with RICS Property Measurement 2nd Edition

Hunters | Barnet: 020 8441 3377 | info@hunters-barnet.co.uk | www.hunters-barnet.co.uk | 41 High Street, Barnet, Hertfordshire EN5 5UW

Hunters | Whetstone: 020 8368 7138 | info@hunters-whetstone.co.uk | www.hunters-whetstone.co.uk | 99 Russell Lane, Whetstone, N20 0BA



Hunters | Barnet: 020 8441 3377 | info@hunters-barnet.co.uk | www.hunters-barnet.co.uk | 41 High Street, Barnet, Hertfordshire EN5 5UW

Hunters | Whetstone: 020 8368 7138 | info@hunters-whetstone.co.uk | www.hunters-whetstone.co.uk | 99 Russell Lane, Whetstone, N20 0BA



Hunters | Barnet: 020 8441 3377 | info@hunters-barnet.co.uk | www.hunters-barnet.co.uk | 41 High Street, Barnet, Hertfordshire EN5 5UW

Hunters | Whetstone: 020 8368 7138 | info@hunters-whetstone.co.uk | www.hunters-whetstone.co.uk | 99 Russell Lane, Whetstone, N20 0BA



Hunters | Barnet: 020 8441 3377 | info@hunters-barnet.co.uk | www.hunters-barnet.co.uk | 41 High Street, Barnet, Hertfordshire EN5 5UW

Hunters | Whetstone: 020 8368 7138 | info@hunters-whetstone.co.uk | www.hunters-whetstone.co.uk | 99 Russell Lane, Whetstone, N20 0BA



Hunters | Barnet: 020 8441 3377 | info@hunters-barnet.co.uk | www.hunters-barnet.co.uk | 41 High Street, Barnet, Hertfordshire EN5 5UW

Hunters | Whetstone: 020 8368 7138 | info@hunters-whetstone.co.uk | www.hunters-whetstone.co.uk | 99 Russell Lane, Whetstone, N20 0BA



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Hunters

99 Russell Lane
London
N20 0BA

T: 0208 368 7138

E: info@hunters-barnet.co.uk

www.hunters-barnet.co.uk

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.

Reference: WHT260119

Hunters | Barnet: 020 8441 3377 | info@hunters-barnet.co.uk | www.hunters-barnet.co.uk | 41 High Street, Barnet, Hertfordshire EN5 5UW

Hunters | Whetstone: 020 8368 7138 | info@hunters-whetstone.co.uk | www.hunters-whetstone.co.uk | 99 Russell Lane, Whetstone, N20 0BA