





Mantlestates are pleased to offer this EXTENDED 5 BEDROOM VICTORIAN house with LARGE reception, open plan kitchen/diner, cellar & off street parking for 2 cars. The property backs onto playing fields, easy access to Whetstones shopping facilities & short walk to Oakleigh Park Train Station. The property is offered chain free.

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HALLWAY: 17' 00" x 5' 00" (5.18m x 1.52m)
Engineered wood floor, radiator, dado rail, coving to ceiling.

STORAGE CUPBOARD: 3' 01" x 2' 08" (0.94m x 0.81m)

FRONT RECEPTION: 24' 06" x 12' 00" (7.47m x 3.66m)

Bay double-glazed window to the front aspect with shutters, double doors, radiator, engineered wood floor, coving to ceiling.

KITCHEN / DINER / LOUNGE: 27' 00" x 18' 07" (8.23m x 5.66m)

Quartz worktop, wall & base units, range gas cooker, extractor, butler sink with mixer tap, tiled floor, skylight, under unit lights, island, fitted dishwasher, spotlights, coving to ceiling. Double glazed doors to garden, double glazed window to rear aspect. Door to utility area:

UTILITY ROOM: 12' 10" x 6' 00" (3.91m x 1.83m)

Tiled floor, radiator, wall & base units, electric oven/grill, plumbing for washing machine, door to garden & door to garage.

GARAGE: 21' 06" x 8' 05" (6.55m x 2.57m)

Gas central heating boiler.

CELLAR: 18' 04" x 4' 08" (5.59m x 1.42m)

CLOAKROOM: 3' 09" x 4' 05" (1.14m x 1.35m)

Low-level flush w/c, mosaic tiled floor, heated towel rail, wash hand basin with mixer tap, coving to ceiling.

LANDING::: 13' 01" x 5' 04" (3.99m x 1.63m)

Double-glazed window to the side aspect, carpet.

REAR BEDROOM: 14' 05" x 9' 03" (4.39m x 2.82m)

Double glazed window to the side aspect, fitted wardrobes, carpet, radiator.

EN-SUITE: 8' 08" x 9' 05" (2.64m x 2.87m)

Double glazed window to the rear aspect, double walk-in shower, panel bath with shower, heated towel rail, low-level flush w/c, double wash hand basin in vanity unit with mixer tap, tiled floor, tiled wall.

MIDDLE BEDROOM: 9' 08" x 11' 07" (2.95m x 3.53m)

Double-glazed window to the rear aspect, radiator, and carpet.

FRONT BEDROOM: 12' 01" x 11' 08" (3.68m x 3.56m)

Double-glazed window to the front aspect, carpet, and radiator.

BATHROOM: 7' 06" x 5' 01" (2.29m x 1.55m)

7'06 > 5'04 X 5'01 Panel bath with mixer tap & shower attachment, low-level flush w/c, double glazed window to the front aspect, wash hand basin with mixer tap, heated towel rail.

LOFT LANDING: 7' 04" x 5' 05" (2.24m x 1.65m)
Skylight, carpet.

STORAGE ROOM: 5' 03" x 5' 00" (1.60m x 1.52m)

LOFT FRONT BEDROOM: 12' 00" x 11' 08" (3.66m x 3.56m)
Double glazed window to the front aspect, carpet, fitted wardrobes, radiator.

LOFT REAR BEDROOM 10' 01" x 11' 08" (3.07m x 3.56m)
Double glazed window to the rear aspect, fitted wardrobes, carpet, radiator.

Guide price £1,300,000
Athenaeun Road Whetstone, LONDON, N20

