



**ABSOLUTE**  
PROPERTY

**Andover House Courthouse Road  
London, N12 7PJ  
Price Guide £600,000**





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Sopers House, Soper Road, Cuffley EN6 4RY

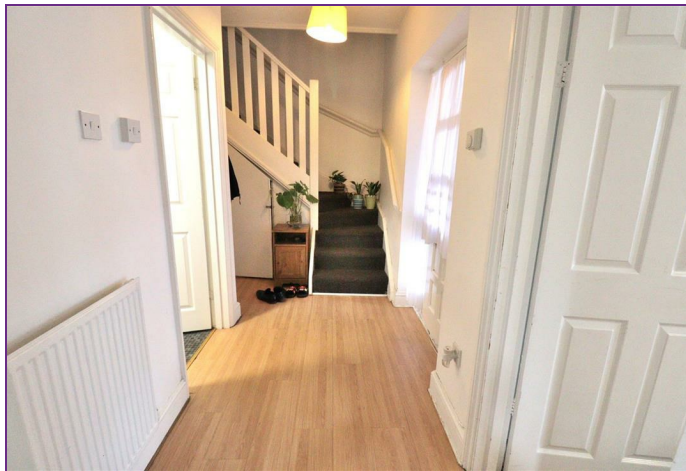
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Absolute property are delighted to offer this three bedroom halls adjoining semi detached house conveniently located close to local amenities of North Finchley. The property benefits from a spacious lounge, separate kitchen, downstairs WC, separate Utility/shower room, private garden as well as off street parking for one car.

Call now to arrange Viewing



**Entrance Hall**

Leading to Lounge, kitchen, downstairs WC/Shower room,  
& door leading to garden

**Lounge**

12'9" x 15'4" (3.897 x 4.695)

Laminate flooring, window to side & front, single glazed.

**Kitchen**

7'7" x 9'6" (2.334m x 2.906)

Laminate flooring, part tiled, gas hob & oven , extractor hood

**Bedroom 1**

19'1" x 11'10" (5.825 x 3.629 )

Radiator, 2 x built in wardrobes, carpet throughout, window  
to front

**Bedroom 2:**

9'7" x 11'3" (2.941 x 3.447)

Window to side and rear, built in wardrobes , carpet  
throughout

**Shower/utility space**

7'3" x 5'9" (2.210m x 1.755m )

Tiled floor, shower, boiler, door leading to garden

**Downstairs WC**

3'0" x 6'0" (0.921 x 1.846 )

Laminate flooring, mixer tap, radiator

**Main Bathroom**

7'3" x 6'10" (2.216 x 2.085 )

Laminate flooring, mostly tiled, extractor fan, window to rear











**Energy Efficiency Rating**

Rating	Current	Potential
A (92-100)	~10%	~15%
B (81-91)	~15%	~25%
C (69-80)	~25%	~35%
D (55-68)	~35%	~45%
E (39-54)	~25%	~15%
F (21-38)	~15%	~5%
G (1-20)	~10%	~2%

**Environmental Impact (CO<sub>2</sub>) Rating**

Rating	Current	Potential
A (92 plus)	~10%	~15%
B (81-91)	~15%	~25%
C (69-80)	~25%	~35%
D (55-68)	~35%	~45%
E (39-54)	~25%	~15%
F (21-38)	~15%	~5%
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