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Holly Park Gardens, Finchley

A stylish and individualistic architect-designed family home, well-loved but with much potential, in a pleasant tucked-away location close to local schools and transport links.

Offers Over £1,500,000

01992 87 85 80



Overall Description

This is stylish detached architect-designed house that was built in 1988 and which has only had two owners, the current occupants having lived here since 1996. The property has a pleasing individualistic design, especially in the upstairs sitting room, with its galleried balcony looking down into the room below and out through the impressive full-height windows to the rear, into the garden. The property has four bedrooms; a large master bedroom with en-suite (and scope to create a dressing room) as well as a further en-suite to bedroom two and a family bathroom. The house also has a spacious entrance hall, utility room, downstairs cloakroom and integral garage which has the scope to convert into a family room with a window to the side (and possibly to the front - subject to consent). There is also potential to add a rear extension behind the kitchen, under permitted development rights, as a neighbouring property has done. There is off-street parking to the front and an attractively landscaped and surprisingly private east-facing garden to the rear. If you are looking for an individualistic family home, well loved over many years, but still with scope to extend and modernise to your own taste, then look no further.

Location

The property sits in a quiet, tucked away residential location, yet is very conveniently placed for local transport links with Finchley Central Underground Station (Northern Line - Zone 4) around a ten minute walk away, excellent local bus services and the A406, M1 and A1 just down the road. There are shops and other amenities in central Finchley, which is also a thriving community with a wide selection of busy coffee shops, cafes and restaurants. There are schools at all levels in the local area including the St Theresa's Primary School, Brookland Junior School, Akiva School, and the Bishop Douglass School. There are good local sporting facilities including Finchley Cricket Club, two tennis clubs and Finchley Golf Club.

Accommodation

From the driveway the front door leads into the:

Entrance Hall 19' x 6'10 (5.79m x 2.08m)

Two frosted windows to front. Engineered wooden flooring. Cloak cupboard. Stairs to first floor with under-stairs cupboard. Two radiators.

Cloakroom 5'11 x 4'4 (1.80m x 1.32m)

Frosted window to front. Low-level WC. Vanity unit with wash-hand basin and cupboard beneath. Modern heated towel-rail. Tiled floor and walls.

Sitting/Dining Room 22'2 x 12'8 (6.76m x 3.86m)

High vaulted bay window to rear looking up to the first floor mezzanine and out to the garden. Feature brick fireplace with gas coal-effect fire and brick hearth. Engineered wooden flooring. Ceiling spotlights. Two glazed double doors to the patio. Four radiators.

Kitchen 15'1 x 9'4 (4.60m x 2.84m)

Window to side. Kitchen units with roll-top worksurfaces and a one and a half bowl stainless steel sink unit. Neff oven with electric hob and extractor above. Fitted fridge/freezer and dishwasher. French doors to the patio. Radiator.

Utility/Laundry Room 6'10 x 7'3 (2.08m x 2.21m)

Window to side. Work-top with space and plumbing for washing machine and space for tumble-drier. Space for fridge/freezer. Belfast sink. Tiled floor. Radiator.

First Floor 6'6 x 6'5 (1.98m x 1.96m)

From the hall stairs lead up to the first floor landing. Storage cupboard with shelving. Radiator.

Living Room 22'1 x 15'1 (6.73m x 4.60m)

Bay window to rear with balustrade looking down into the reception room below and lovely views up the garden. Further window to rear. Feature fireplace with brick surround, coal-effect gas fire and brick hearth. TV aerial point. Radiator.

Bedroom One 20'8 x 19'2 into bay (6.30m x 5.84m into bay)

Bay window and further window to front. Fitted wardrobes along one wall. Wall-mounted TV aerial point. Radiator.

En-Suite 9'7 x 6'5 (2.92m x 1.96m)

Frosted window to side. Panel bath with shower attachment and glass shower screen. Shower cubicle. Low-level WC. Vanity unit with wash-hand basin and cupboard beneath. Mirrored cabinets with lights. Ceiling spotlights. Modern heated towel-rail.



Second Floor 9'7 x 4'7 (2.92m x 1.40m)

From the first floor stairs lead up to the second floor landing. Velux window. Airing cupboard with hot water cylinder. Loft hatch (Loft is boarded and has a light).

Bedroom Two 18'6 x 16'6 (5.64m x 5.03m)

High vaulted ceiling with two triangular windows at the apex. Three Velux windows to the sides. Two radiators.

En-Suite 6'5 x 5'6 (1.96m x 1.68m)

Velux to side. Panel bath. Low-level WC. Wash-hand basin with cupboards beneath. Tiled floor and walls. Radiator.

Bedroom Three 19'11 x 9'2 (6.07m x 2.79m)

High vaulted ceiling with triangular window at the apex. Two velux windows to side. Radiator.

Shower Room 6'5 x 5'6 (1.96m x 1.68m)

Fitted shower cubicle. Low-level WC. Wash-hand basin with cupboard beneath. Tiled floor and walls.

Bedroom Four 10' x 8'10 (3.05m x 2.69m)

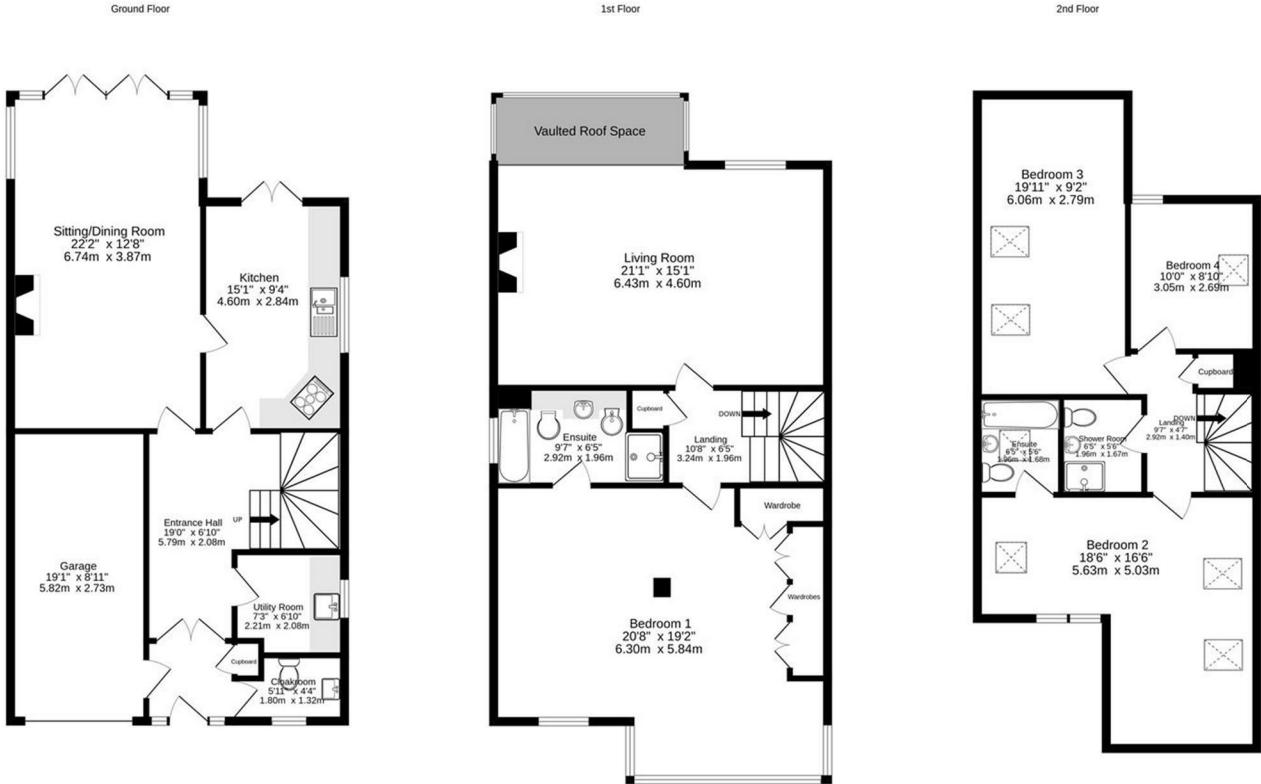
Vaulted ceiling. Velux window to side. Telephone point. Radiator.

Outside

The property has a good-sized private driveway with off-street parking next to the integral GARAGE: 19'1 x 8'11 with garage door to the front, electric light/power, wall-mounted gas central-heating boiler and door into the entrance hall. There are side passages with gates down both sides of the house leading to the attractively landscaped back garden with central lawn, well-stocked flowerbeds and a patio area immediately behind the sitting/dining room and kitchen.

Services and Other Information ()

Mains water, drainage, gas and electricity. Gas central-heating (boiler serviced in May 2025). Alarm. TV (Sky/terrestrial). Telephone connected. Council Tax Band: G. 2,404 square feet in all.



TOTAL FLOOR AREA : 2404sq.ft. (223.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		69
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Please note: appliances such as radiators, heaters, boilers, fixtures or utilities (gas, water, electricity, etc.) which may have been mentioned in these details have not been tested and no guarantee can be given that they are suitable or in working order. We cannot guarantee that building regulations or planning permission have been approved and recommend that you make independent enquiries on these matters. All measurements including amounts of land in acres are approximate.



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