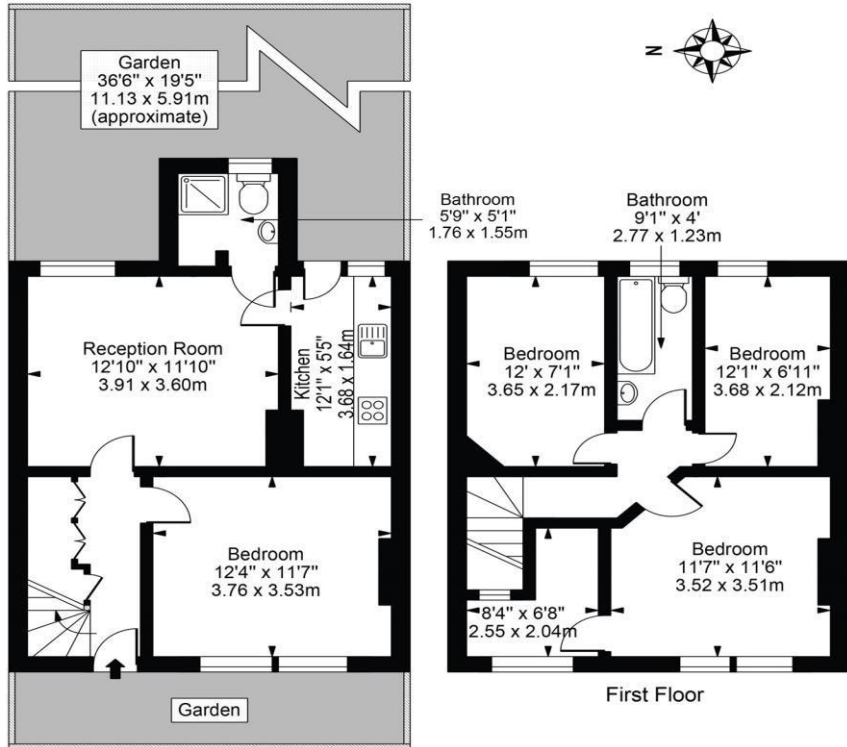




Grange Avenue, North Finchley, London, N12 8DN

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Approx. Gross Internal Area 958 Sq Ft - 89.04 Sq M



Ground Floor

First Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

welcome to Grange Avenue, North Finchley, London,

- Large Garden
- Four Bedrooms
- In the Catchment Area of Outstanding Rated Schools
- Close to Local Amenities and Transport Links
- Large Sized Rooms

Tenure: Freehold

EPC Rating: D

offers in the Region of **£635,000**



Four bedroom house features a spacious reception room and rear garden. Superbly located on a peaceful residential street in North Finchley this home is in the catchment area of outstanding rated schools and local amenities.

The ground floor boast a large reception room with a separate kitchen, a family bathroom, one double bedroom and large rear garden.

The first floor accommodation includes three double bedrooms and the second bathroom. Located on Grange Avenue this home is located just a short walk away from Woodside Park Station (0.4 miles away), and it is in the catchment area of outstanding rated schools and is which would make this a great family home.

view this property online barnardmarcus.co.uk/Property/NFY107116



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Property Ref:

NFY107116 - 0005



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