



Courthouse Road, London, N12 7PJ

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Approx. Gross Internal Area 1910 Sq Ft - 177.48 Sq M
(Including Restricted Height Area & Excluding Outbuilding)

Approx. Gross Internal Area 1805 Sq Ft - 167.72 Sq M
(Excluding Restricted Height Area & Outbuilding)

Approx. Gross Internal Area Of Outbuilding 319 Sq Ft - 29.61 Sq M



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 Courthouse Road, London,

- Five Bedroom Semi-Detached Home
- Self Contained Summer House
- Professionally Extended & Refurbished
- Sold Chain Free
- Off Street Parking

Tenure: Freehold

EPC Rating: D

£1,350,000



Barnard Marcus are delighted to offer for sale this beautifully presented, recently refurbished and professionally extended five bedroom semi-detached family home, situated in this prime location 0.2 miles from West Finchley Tube station.

Approached via off street parking this residence comprises of a welcoming entrance hall leading onto two separate reception rooms, downstairs w/c and the open plan kitchen/dining room. To the first floor you will find three good-sized bedrooms and fitted family bathroom. As you reach the top floor you will find another two good-sized bedrooms and fitted bathroom. The self contained summer house is situated at the rear of the garden with separate kitchen and shower room.

[view this property online](https://www.barnardmarcus.co.uk/Property/NFY107564) barnardmarcus.co.uk/Property/NFY107564



Property Ref:

NFY107564 - 0002

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.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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