



Hutton Grove, North Finchley, N12 8DR
£900,000 Freehold Council Tax Band E

REAL ESTATES
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Real Estates are delighted to bring to the market this well presented 3 BEDROOM (all with fitted wardrobes), 3 BATHROOM (2 EN SUITE) SEMI-DETACHED CHALET BUNGALOW.

The heart of the home is the open plan kitchen and reception room, designed for both functionality and style. This expansive space is perfect for entertaining guests or enjoying family gatherings. Adjacent to this, you'll find a separate family room which offers versatile use as it can easily be converted into a 4th bedroom if required.

Adding to the property's appeal is an outbuilding currently used as a gym, presenting endless possibilities for other uses. This home also benefits from a driveway with space for two cars, ensuring convenient off-street parking.

An ideal location within walking distance to Ballards Lane's amenities including Waitrose, and a short way past that is 'Tally Ho' Corner for the bus terminal and 'Arts Depot'.

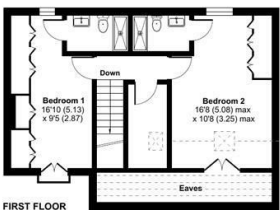
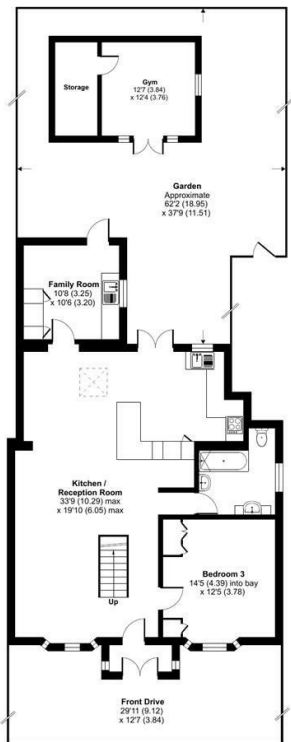
The High Road has a great selection of shops, cafe bars and restaurants. Both West Finchley and Woodside Park Northern Line tube stations are within easy reach, together with many excellent schools including Moss Hall Infant & Juniors and St. Michael's Catholic.





Hutton Grove, London, N12

Approximate Area = 1481 sq ft / 137.5 sq m
 Limited Use Area(s) = 118 sq ft / 10.9 sq m
 Outbuilding = 233 sq ft / 21.6 sq m
 Total = 1832 sq ft / 170 sq m
 For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © richcom 2023. Produced for Real Estates. REF: 1152371

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		81
(91-94)	B		
(85-90)	C	68	
(79-84)	D		
(73-78)	E		
(67-72)	F		
(61-66)	G		
Not energy efficient - higher running costs			

EU Directive



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