



Finchley Way, West Finchley, N3 1AG
Offers In The Region Of £1,295,000 Freehold

Council Tax Band G

REAL ESTATES
Est. 1981

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Real Estates are delighted to bring to the market this FIVE BEDROOM SEMI-DETACHED family home set on one of West Finchley's most premier streets. Offering an abundance of charm and character throughout, and featuring high ceilings, the downstairs accommodation provides a spacious hallway, front reception room and a guest cloakroom/utility plumbed for washing machine and dryer. To the rear is a further reception/dining room with open-plan kitchen, which in turn opens to a conservatory giving access to decking overlooking a SOUTH-WEST FACING GARDEN.

The first floor comprises four bedrooms, two of which are large doubles, plus a bathroom with walk-in shower. The loft has been converted into a bright and spacious double bedroom and a second bathroom.

There is off street parking for one car to the front, and an approximate 90 ft SOUTH-WESTERLY mature garden with shed and greenhouse to the rear.

Finchley Way is a popular residential location close to West Finchley Underground Station, the Dollis Valley Greenwalk as well as the shops, cafes and amenities of Ballards Lane, Finchley via Lovers Walk.

Sole Agent





Denotes restricted head height.

Approximate Area = 1845 sq ft / 171.4 sq m
Limited Use Area(s) = 150 sq ft / 13.9 sq m
Outbuildings = 173 sq ft / 16 sq m
Total = 2168 sq ft / 201.3 sq m

For identification only - Not to scale

GROUND FLOOR

OUTBUILDING 1
Shed
9'11" (3.02)
x 7'9" (2.36)

OUTBUILDING 2
Garden House
7'11" (2.41)
x 6'3" (1.91)

OUTBUILDING 3
Boiler Room
10'4" (3.18)
x 4'7" (1.39)

REAR GARDEN
Approximate
9'3" (2.84)
x 25'6" (7.78)

Decking

Conservatory
13'4 (4.08) max
x 11'3 (3.42) max

Kitchen
12'10 (3.80)
x 9'5 (2.88)

Reception Room
15'5 (4.70)
x 11'5 (3.48)

Reception Room
17'2 (5.24) into bay
x 13' (3.97) max

Driveway / Front Garden
Approximate
27'9 (8.46)
x 22'6 (6.83)

FIRST FLOOR

Bedroom 1
24'11 (7.59) max
x 10'7 (3.22) max

Bedroom 2
17'3 (5.27) into bay
x 13' (3.97) max

Bedroom 3
15'5 (4.71)
x 11'5 (3.45)

Bedroom 4
9'6 (2.89)
x 8'9 (2.67)

Bedroom 5
7'10 (3.40)
x 15' (2.26)

Down

Up

Eaves

Eaves

SECOND FLOOR

GROUND FLOOR

Not energy efficient - higher running costs	EU Directive 
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