



Summers Lane, North Finchley, N12

 3 Bedrooms  1 Bathroom  2 Receptions

OIEO £600,000



Adam Hayes - North Finchley Office - Sales 365 Ballards Lane, North Finchley, London, N12 8LL  
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# Summers Lane, North Finchley, N12

## OIEO £600,000

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### Key Features

- Three Bedrooms
- Two Receptions
- Dining Room
- Modern Kitchen
- Large Garden & Shed
- Off Street Parking

### Other Information

Tenure: Freehold  
Council Tax Band: D




### Nearest Stations

New Southgate Station 0.9 miles  
Woodside Park Station 1.1 miles  
West Finchley Station 1.1 miles

### Property Description

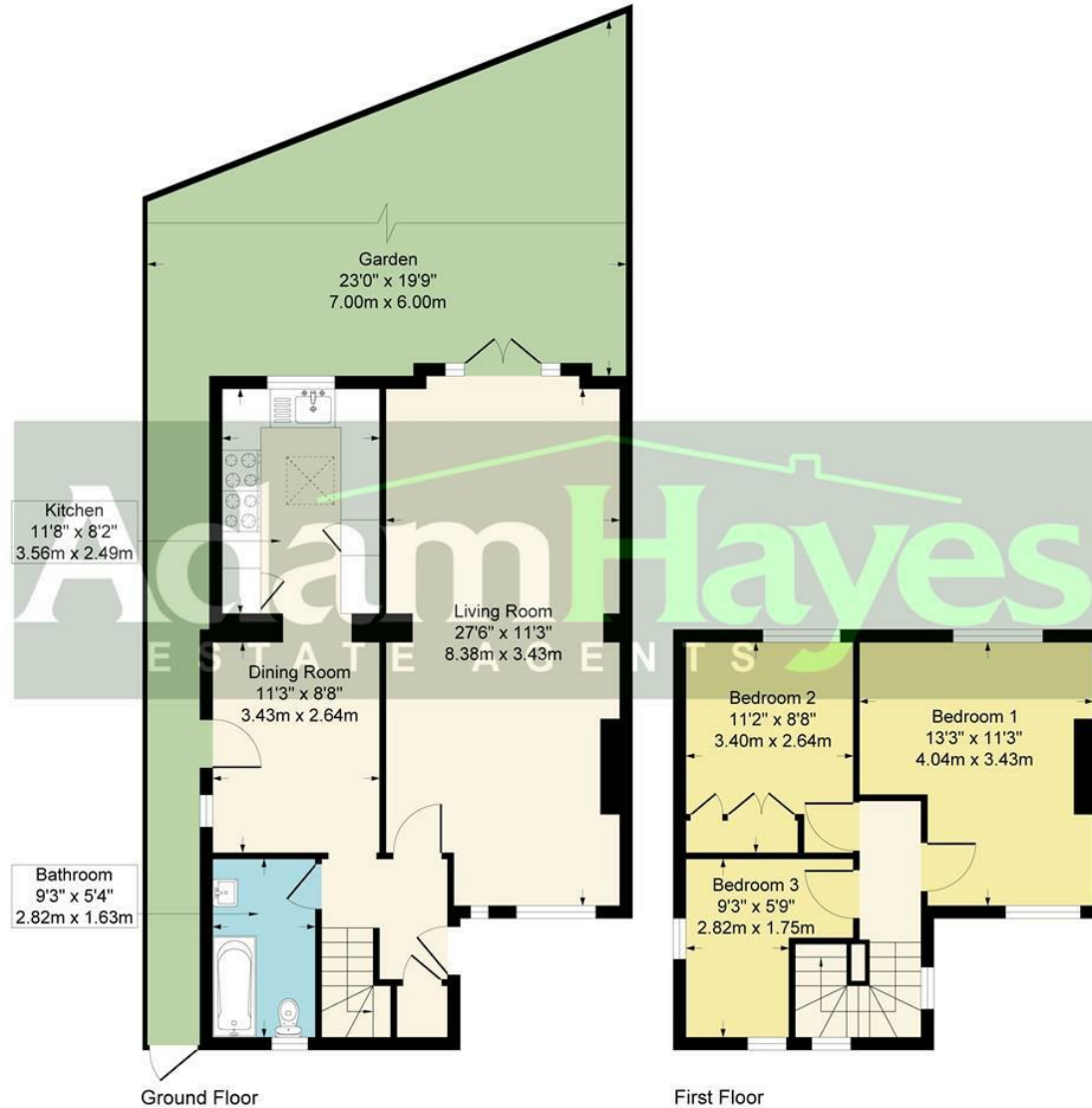
Located conveniently close to local shops, amenities, and popular schools like Compton School and Archer Academy, this end-of-terrace family house features three bedrooms and two reception rooms. The property has been fully extended and boasts wooden flooring throughout, a separate kitchen and breakfast room, a lounge/dining room, a downstairs WC, double glazed windows, a large garden with decking and a shed, and off-street parking for up to two cars. To really appreciate the size, location and condition an internal viewing is highly recommended via vendors sole agents Adam Hayes Estate Agents.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C			
(55-68) D	61		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Approximate Gross Internal Area  
1022 sq ft - 95 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate.  
This floorplan is for illustrative purposes only and not to scale.  
Measured in accordance with RICS Standards.

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or prospective tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey, not tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.