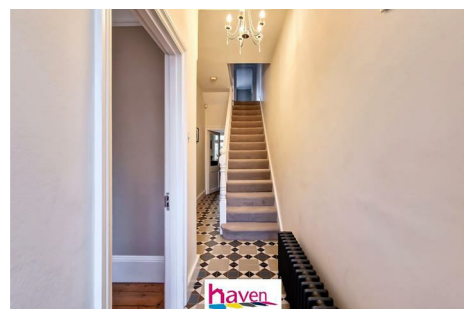
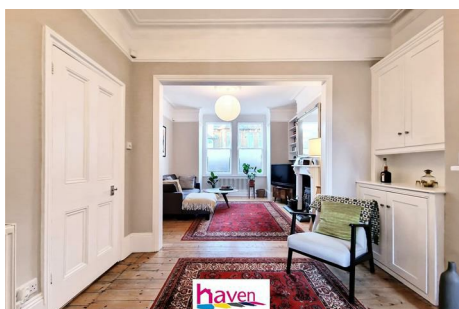




109 Hertford Road , East Finchley, N2 9BX

We are pleased to present this stunning four double bedroom family home situated in the ever popular county road turning, N2. This substantial and characterful property has been beautifully refurbished and maintained and retains many original features throughout. Comprising a through reception with high ceilings and fireplaces, a kitchen diner, summer room and downstairs WC. To the first floor there are three double bedrooms and spacious family bathroom. The loft conversion contains the master bedroom and en-suite, including a shower and bath. The south facing garden is mature and well maintained with a lawn and patio area. The side return offers the potential to extend (STPP). This house needs to be viewed through the owner's sole agents, with open house viewings taking place on the 8th March.

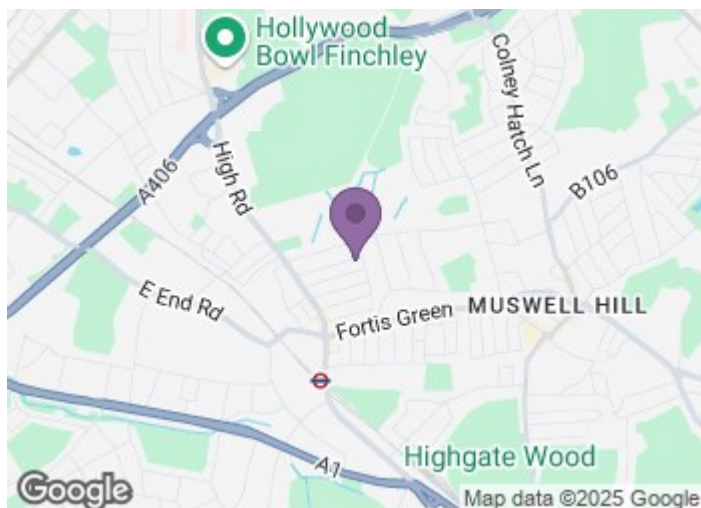
£1,475,000

109 Hertford Road

, East Finchley, N2 9BX



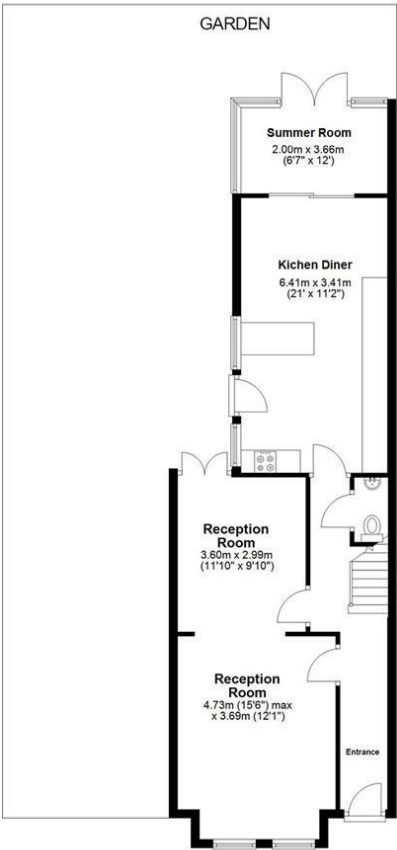
- Through Reception
- Downstairs WC
- En-Suite
- Potential To Extend (STPP)
- Kitchen Dining Room
- Four Double Bedrooms
- South Facing Garden
- Summer Room
- Family Bathroom
- Full of Features & Character



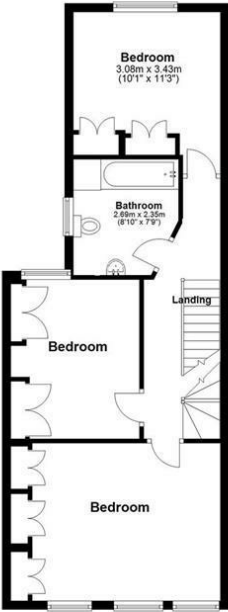
[Directions](#)



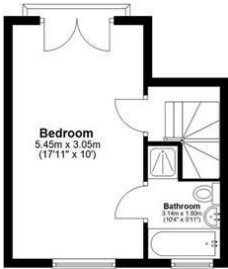
Floor Plan



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Evolve

www.evolve-uk.co.uk

This floor plan is for illustrative purposes only.
Floor areas (including total floor area) openings are approximate.

TOTAL FLOOR AREA	Sq. meters	157.1
	Sq. feet	1691

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 should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

129 High Road, East Finchley, London, N2 8AJ
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		