



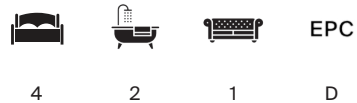
## BANCROFT AVENUE

East Finchley, N2



# COMBINING CONTEMPORARY COMFORT WITH CLASSIC APPEAL.

A four bedroom Semi-detached House on Bancroft Avenue, N2



Local Authority: London Borough of Barnet

Council Tax band: G

Tenure: Freehold

Asking Price: £2,500,000



## SITUATED IN A SOUGHT-AFTER NEIGHBOURHOOD

The property features four generous bedrooms and two bathrooms, offering ideal space for growing families.

The bright and welcoming living areas includes an inviting dining room perfect for gatherings and a cosy lounge. Each space is thoughtfully arranged to create a natural flow throughout the home.

Outside, you'll find a well-proportioned garden, an excellent setting for outdoor dining, children's play, or gardening enthusiasts.

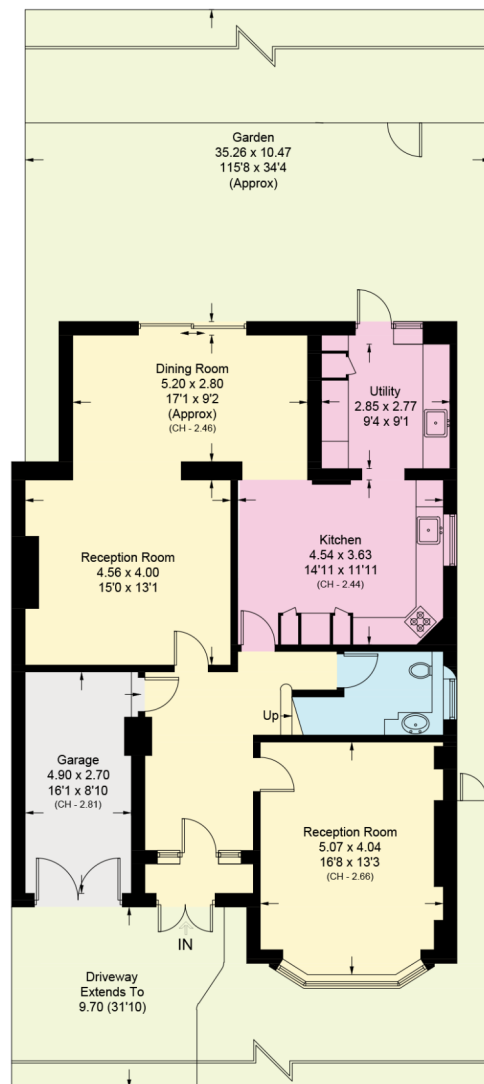
The property also benefits from a private driveway and garage providing convenient off-street parking.

Situated in a sought-after neighbourhood, the home is within easy reach of reputable schools, local parks and excellent public transport links, making it an attractive choice for commuters.



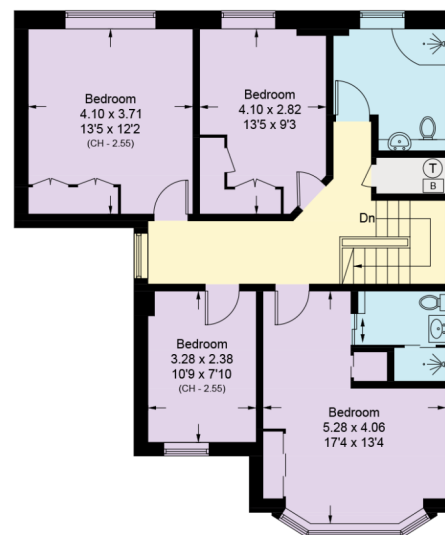






### Ground Floor

Approximate Area = 118.9 sq m / 1280 sq ft  
Including Limited Use Area (0.3 sq m / 3 sq ft)



### First Floor

Approximate Area = 78.1 sq m / 841 sq ft  
Including Limited Use Area (0.3 sq m / 3 sq ft)

Approximate Gross Internal Area = 197 sq m / 2,121 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted  
to tell you more.

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