



Woodhouse Road, North Finchley, N12

3 Bedrooms 2 Bathrooms 2 Receptions

OIEO £700,000



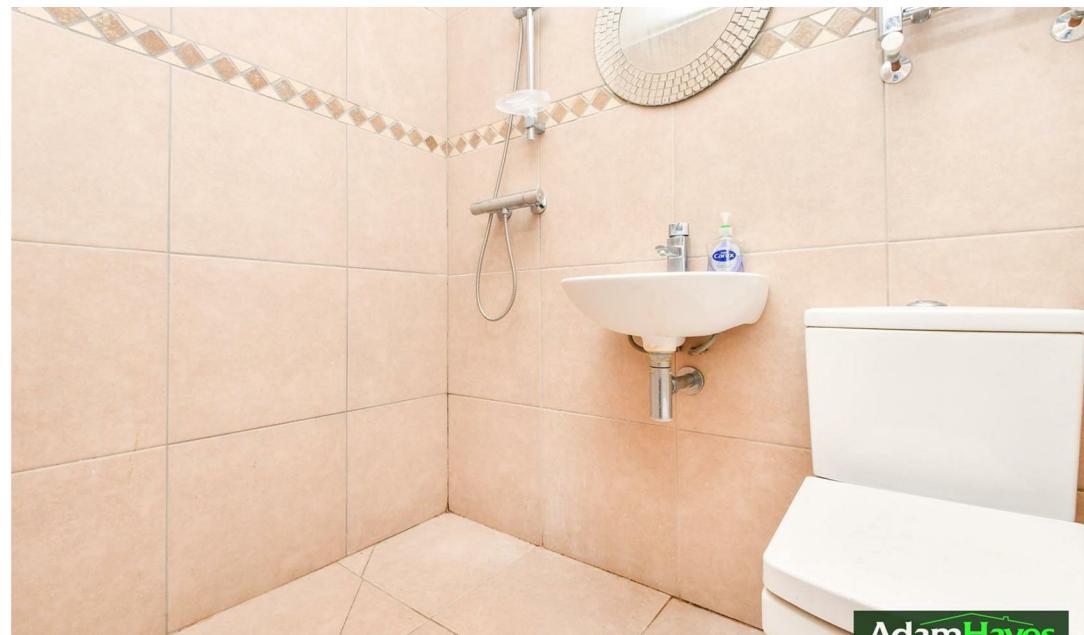
Adam Hayes
ESTATE AGENTS



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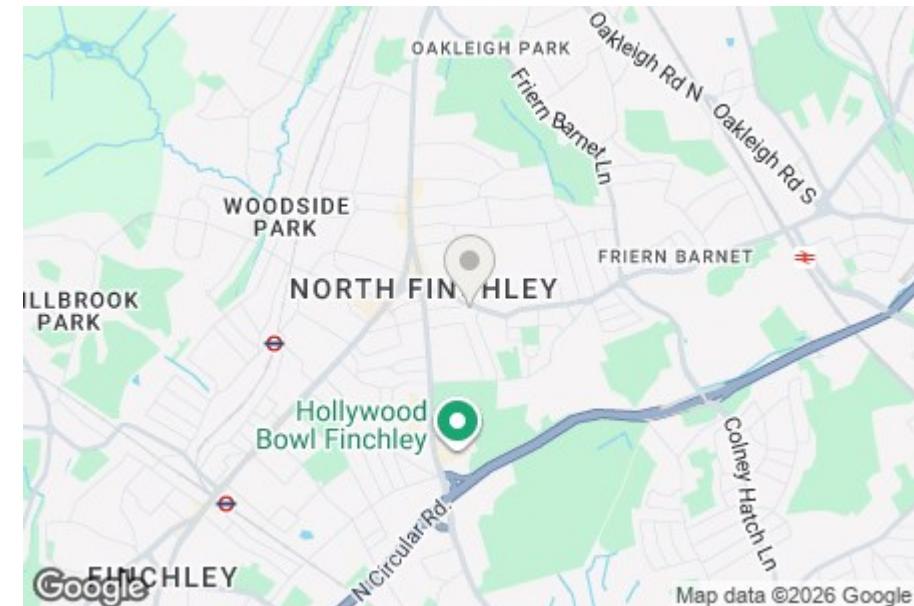
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Key Features

- Three Bedrooms
- Two Bathrooms
- Two Receptions
- Chain Free
- Wren Academy Catchment
- Mature Rear Garden

Other Information

Tenure: Freehold
Council Tax Band: E



Nearest Stations

Woodside Park Station	0.5 miles
West Finchley Station	0.6 miles
Totteridge & Whetstone Station	1.0 miles

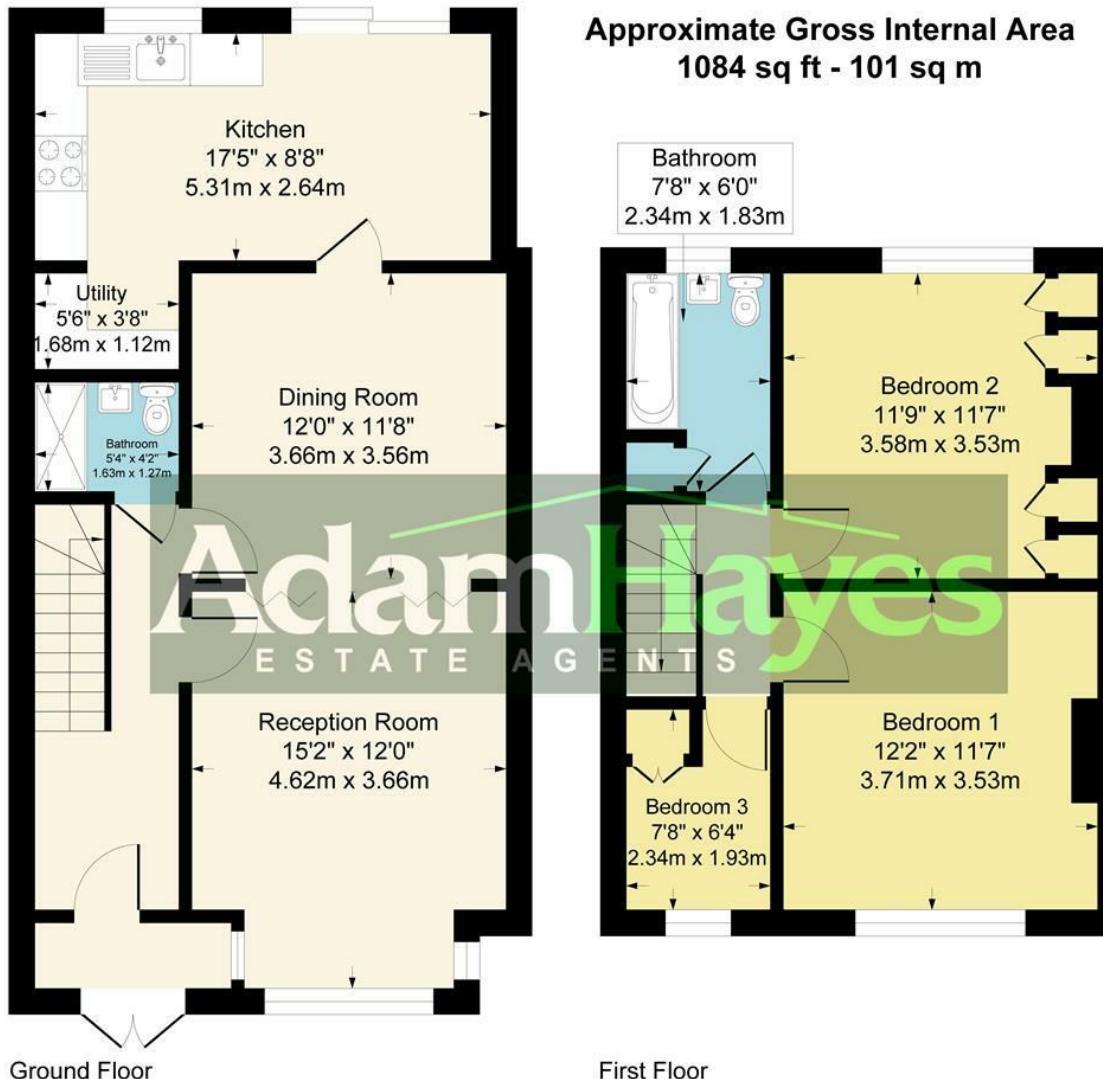
Property Description

Located in the catchment of Wren Academy and within a stone throws away from North Finchley High Road is this three-bedroom, two-bathroom terraced family home. The property is offered chain-free and features a through lounge that flows into a modern fitted kitchen and dining area, with doors opening onto a rear garden. All rooms are bright and airy by natural light and complete with double-glazed windows throughout. There are three generously sized bedrooms and a contemporary three-piece family bathroom on the first floor, followed by the potential to convert the loft (STPP). Other notable features include off-street parking for one vehicle and a convenient location within 0.75 miles of Woodside Park Station (Northern Line). To fully appreciate the size, condition, and location of this property, we highly recommend arranging an internal viewing through the vendors' sole agents, Adam Hayes Estate Agents.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		88
(81-91)	B		
(69-80)	C	74	
(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	

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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.