



£735,000

Woodhouse Road, North Finchley N12



BRITISH
PROPERTY
AWARDS

2021
2024

★★★★★

GOLD WINNER

ESTATE AGENT
IN BARNET

3

Bedrooms

2

Bathrooms

2A Church Hill Road, East Barnet, EN4 8TB |
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This spacious 3-bedroom end of terrace house offers two bathrooms, two reception rooms, and a modern kitchen. The property includes a garage and a well-maintained garden. Situated close to popular schools and North Finchley\'s shopping facilities, this chain-free home is ideal for those seeking convenience and comfort. Please view our video tour for more details. Offered CHAIN FREE.

Located on Woodhouse Road in London, this 3-bedroom, 2-bathroom end of terrace house presents a practical and comfortable living space. The property features two reception rooms, providing ample space for relaxation and entertainment. The modern kitchen is equipped with contemporary appliances and offers plenty of storage and workspace, making it a functional area for meal preparation. The house includes two well-appointed bathrooms, ensuring convenience for residents and guests. The bedrooms are generously sized, offering comfortable living quarters with ample natural light. The property also boasts a garage, providing secure parking and additional storage space. Outdoor enthusiasts will appreciate the well-maintained garden, which offers a private space for relaxation or gardening. The property is chain-free, allowing for a smooth and hassle-free purchase process. Situated close to popular schools, this home is ideal for families seeking quality education options nearby. Additionally, the property is very near to North Finchleys shopping facilities, offering a variety of retail and dining options within easy reach. The property's location in London provides access to a range of amenities and services, enhancing the convenience and lifestyle of its residents. Please view our video tour for a comprehensive look at this property.

ENTRANCE HALL: 16' 01" x 5' 09" (4.90m x 1.75m)

Character front door with coloured leaded glass, carpet, dado rail, double radiator, coving to ceiling, under stairs storage cupboard.

FRONT RECEPTION ROOM: 15' 10" x 13' 01" (4.83m x 3.99m) Circular bay double-glazed window to the front aspect, radiator, carpet, and storage cupboard.

DINING ROOM: 16' 03" x 10' 10" (4.95m x 3.30m) Double-glazed sliding door to the garden, 2 x vertical radiators, spotlights, open to the kitchen...

KITCHEN: 12' 04" x 8' 00" (3.76m x 2.44m)

Sky light, double-glazed window to rear aspect x 2, wall and floor standing kitchen units, spot lights, breakfast island with Bosch electric hob and under unit cabinets, fitted Bosch electric oven, Bosch dishwasher, stainless steel sink with mixer tap, extractor, gas central heating boiler.

UTILITY ROOM: 8' 00" x 5' 05" (2.44m x 1.65m)

Double-glazed door to garden, double glazed window to side aspect, radiator, plumbed for washing machine, stainless steel sink drainer with mixer tap, spot lights.

SHOWER ROOM: 3' 06" x 5' 05" (1.07m x 1.65m)

Double-glazed window to side and rear aspect, heated towel rail, low-level flush water closet, extractor, walk in shower cubicle, tiled walls, spot lights.

LANDING: 7' 10" x 4' 10" (2.39m x 1.47m) Carpet, loft access, storage cupboard.

BATHROOM: 8' 09" x 8' 00" (2.67m x 2.44m) Double glazed window to rear aspect x 2, storage cupboard, walk-in shower cubicle, panel bath, radiator, low-level flush water closet, bidet, wash hand basin, carpet, part tiled walls.

REAR BEDROOM: 10' 10" x 12' 06" (3.30m x 3.81m) Double-glazed window to rear aspect, carpet, double radiator.

FRONT BEDROOM: 8' 03" x 6' 09" (2.51m x 2.06m) V-bay double-glazed window to front aspect, radiator, carpet.

FRONT BEDROOM: 15' 08" x 12' 00" (4.78m x 3.66m) Circular double-glazed window to front aspect, carpet, radiator.

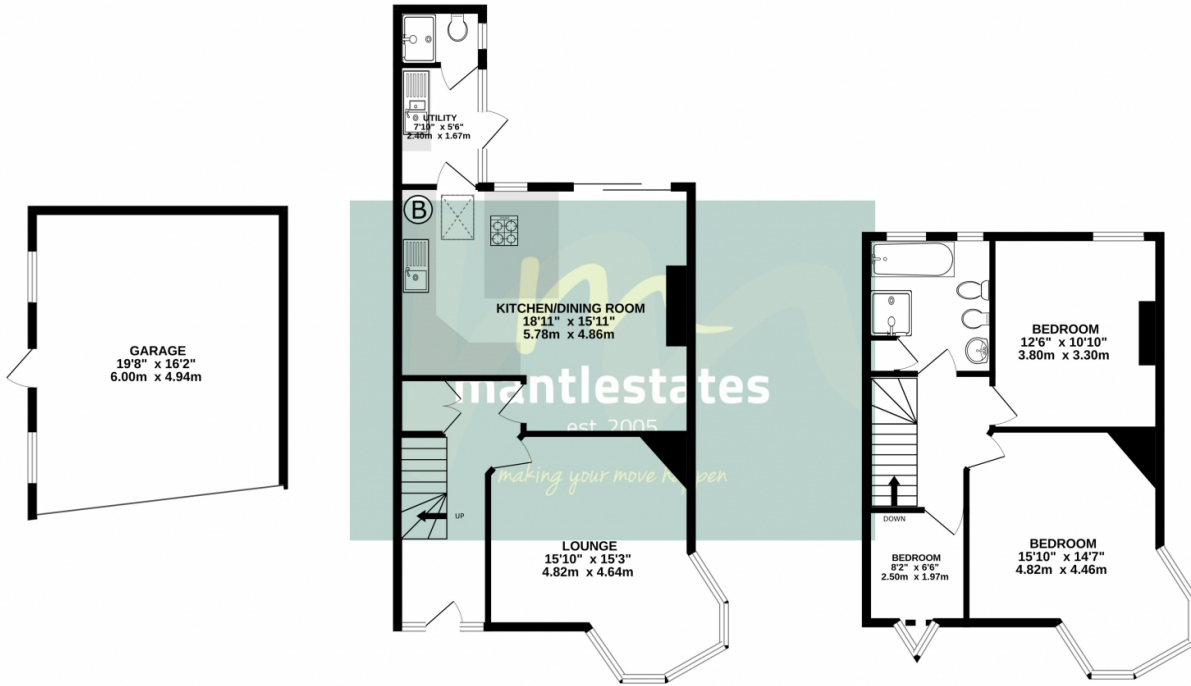
REAR GARDEN: 84' 00" x 28' 00" (25.60m x 8.53m) Mature garden shrubs & trees, patio, lawn. Side garden: (23'07" x 9'00"); Garden gate to front.

GARAGE: 19' 00" x 16' 06" (5.79m x 5.03m) Electric shutter garage door, power, and lighting.

FRONT GARDEN: 23' 00" x 25' 00" (7.01m x 7.62m) Mature shrubs, plants, bushes, and lawn.

GROUND FLOOR
921 sq.ft. (85.5 sq.m.) approx.


1ST FLOOR
493 sq.ft. (45.8 sq.m.) approx.



TOTAL FLOOR AREA: 1414 sq.ft. (131.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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