Woodgrange Avenue, North Finchley, N12

3 Bedrooms 3 Bathrooms 2 Receptions

OIEO £825,000

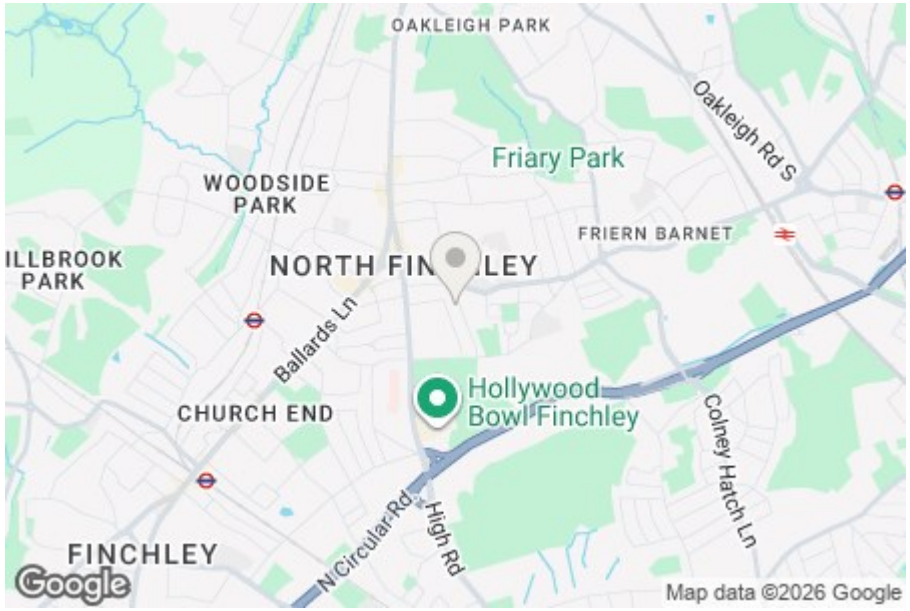
Adam Hayes - North Finchley Office - Sales 365 Ballards Lane, North Finchley, London, N12 8LL

Tel: 020 8445 4008 Email: info@adam-hayes.co.uk Web: www.adam-hayes.co.uk

Woodgrange Avenue, North Finchley, N12

OIEO £825,000

3 Bedrooms 4 Bathrooms 2 Receptions



Key Features

- Three Double Bedrooms
- Four Bathrooms (Three En-Suites)
- Two Reception Rooms
- Open Plan Kitchen/Dining Room
- Off Street Parking
- Catchment to Wren Academy

Other Information

Tenure: Freehold

Council Tax Band: E

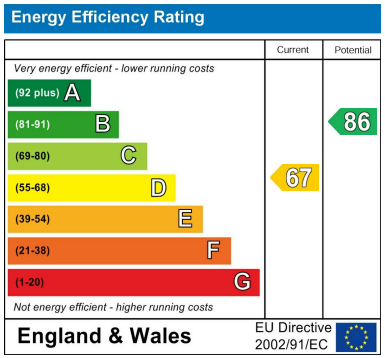
Nearest Stations

West Finchley Station	0.7 miles
Woodside Park Station	0.8 miles
Finchley Central Station	1.1 miles

Property Description

Situated on one of North Finchley's most desirable tree-lined roads and within the catchment area for a number of highly regarded schools, including Wren Academy, The Compton School and Woodhouse College, is this well presented and extended three-bedroom terraced family home. The property is offered chain free and benefits from high ceilings, wooden flooring, underfloor heating and ample storage throughout. The ground floor comprises two reception rooms, an approx. 17ft fitted kitchen/diner with direct access to a landscaped rear garden, a utility area and a guest shower room.

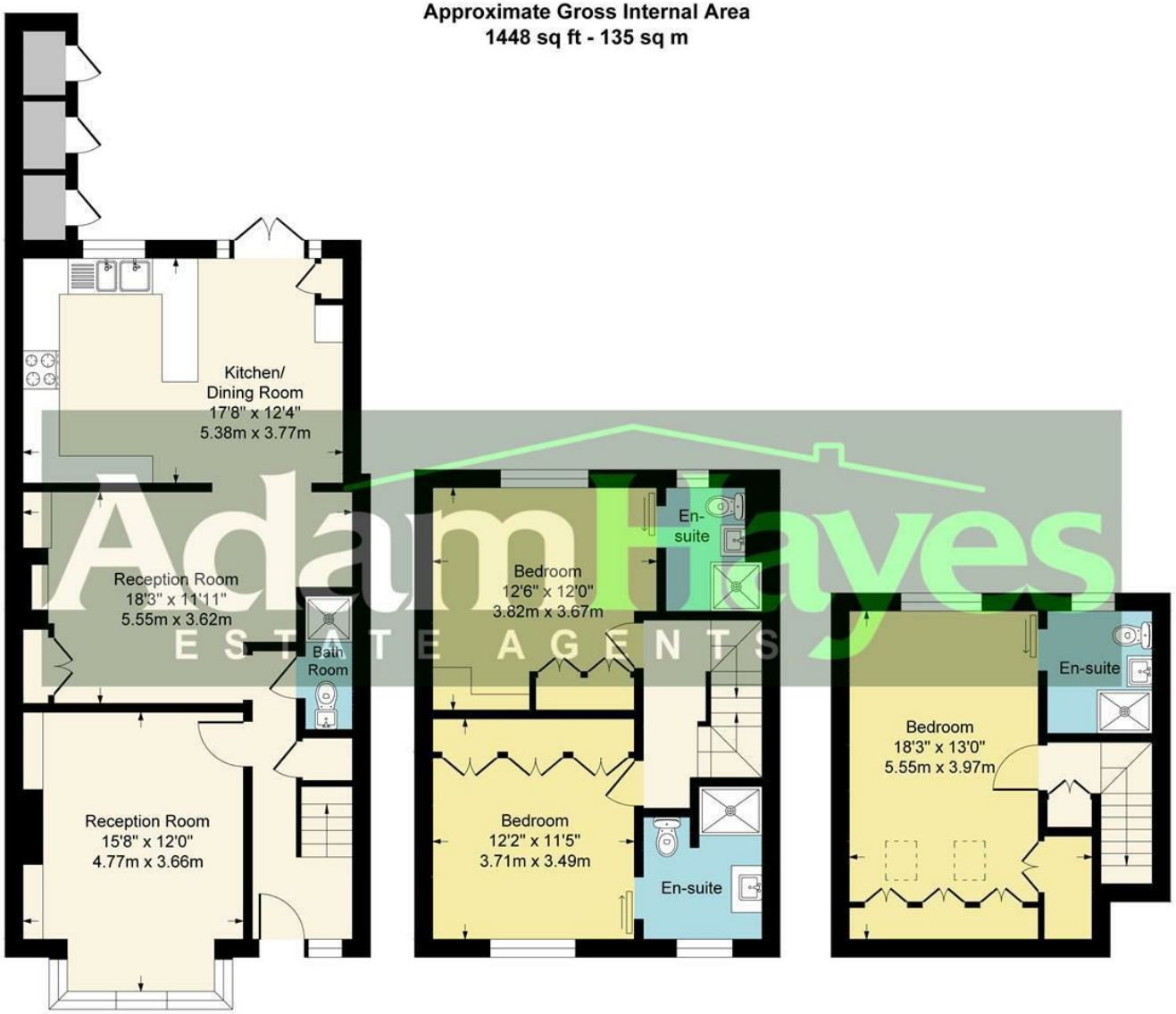
Originally designed as a four-bedroom home, the property has been thoughtfully reconfigured to provide three generous double bedrooms, each with its own en-suite shower room and excellent built-in storage. Should additional accommodation be required, the layout could easily be converted back to a four-bedroom configuration, making it an ideal long-term family home. Externally, the property further benefits from off-street parking. To truly appreciate the size, location and quality of accommodation on offer, an internal viewing is highly recommended via the vendors' sole agents, Adam Hayes Estate Agents.



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

Tel: 020 8445 4008 Email: info@adam-hayes.co.uk Web: www.adam-hayes.co.uk

Approximate Gross Internal Area
1448 sq ft - 135 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.