



ABINGDON ROAD, FINCHLEY, LONDON, N3
£725,000 FREEHOLD

A WELL-PRESENTED AND EXTENDED FOUR BEDROOM FAMILY HOME

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DESCRIPTION:

We are pleased to offer this well-presented four bedroom end of terrace family home, ideally located for Victoria Park, local transport and shopping facilities, as well as being in the catchment area for Outstanding Ofsted Rated Primary Schools. The ground floor comprises of a front reception room leading to the dining room and separate fully fitted kitchen. To the first floor there are three bedrooms and family shower room. The property has also been extended to create a fourth bedroom on the top floor. Further benefits include a lovely sized South facing rear garden and further potential to extend (stpp). An internal viewing is highly recommended!

AT A GLANCE

- End of Terrace family home
- Two reception rooms
- Four bedrooms
- South facing rear garden with patio
- Side Access
- Potential to extend further (stpp)

DESCRIPTION: Band E

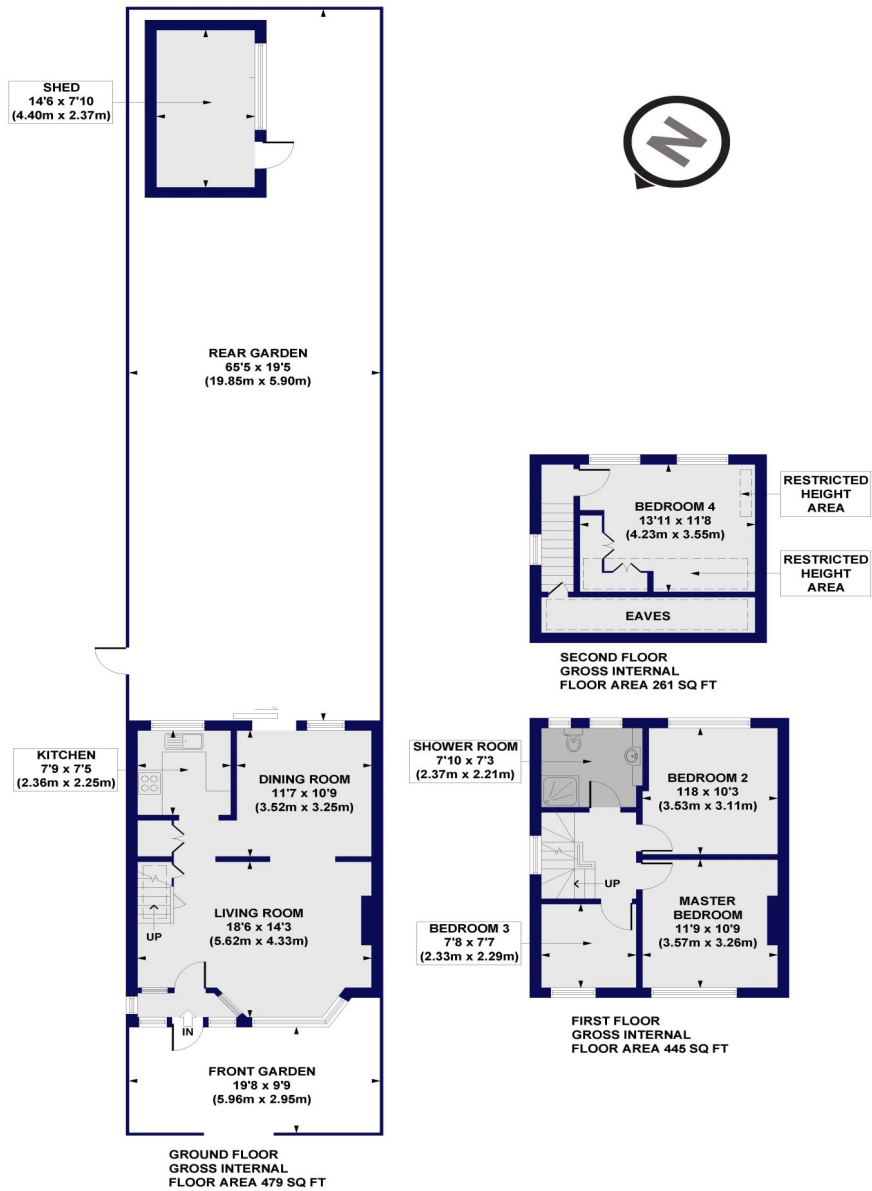




Abingdon Road, N3

Approx. Gross Internal Floor Area 1185 sq. ft / 110.05 sq. m (Including Restricted Height Area & Eaves)

Approx. Gross Internal Floor Area 1071 sq. ft / 99.53 sq. m (Excluding Restricted Height Area & Eaves)



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

Winkworth

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92+) A	
(81-91) B	
(69-80) C	80
(55-68) D	
(39-54) E	50
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2002/91/EC