



BEECHWOOD AVENUE, FINCHLEY, LONDON, N3
£1,750,000 FREEHOLD

**A WELL-PRESENTED SPACIOUS DETACHED
FAMILY HOME SET IN A PRIME LOCATION**

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DESCRIPTION:

Set on a prestigious turning off Regents Park Road, within easy access to local amenities, transport links, and recreational parkland, such as Stephens House & Gardens and College Farm, we are pleased to offer this well-presented spacious detached family home. The ground floor comprises of a front reception room, rear reception room, kitchen/dining area, downstairs wc and a separate annexe with an en suite, which could be used as an additional bedroom or study. The first floor consists of three double bedrooms, with a modern en suite and air conditioning to the primary bedroom and a family bathroom, all of which have underfloor heating. This wonderful home also benefits from a South facing rear garden, indoor pool house of circa 1000 sq.ft with a heated swimming pool and jacuzzi with UV purified water system, controlled central heating, alarm system, secure gated parking for several cars and potential to expand further (stpp). An internal viewing is highly recommended.

AT A GLANCE

- Detached family home
- Two large reception rooms
- Kitchen/Dining room
- Annexe
- Three/Four bedrooms
- Two en suites/Family bathroom
- South facing garden
- Pool House with a heated pool/Jacuzzi
- Gated parking





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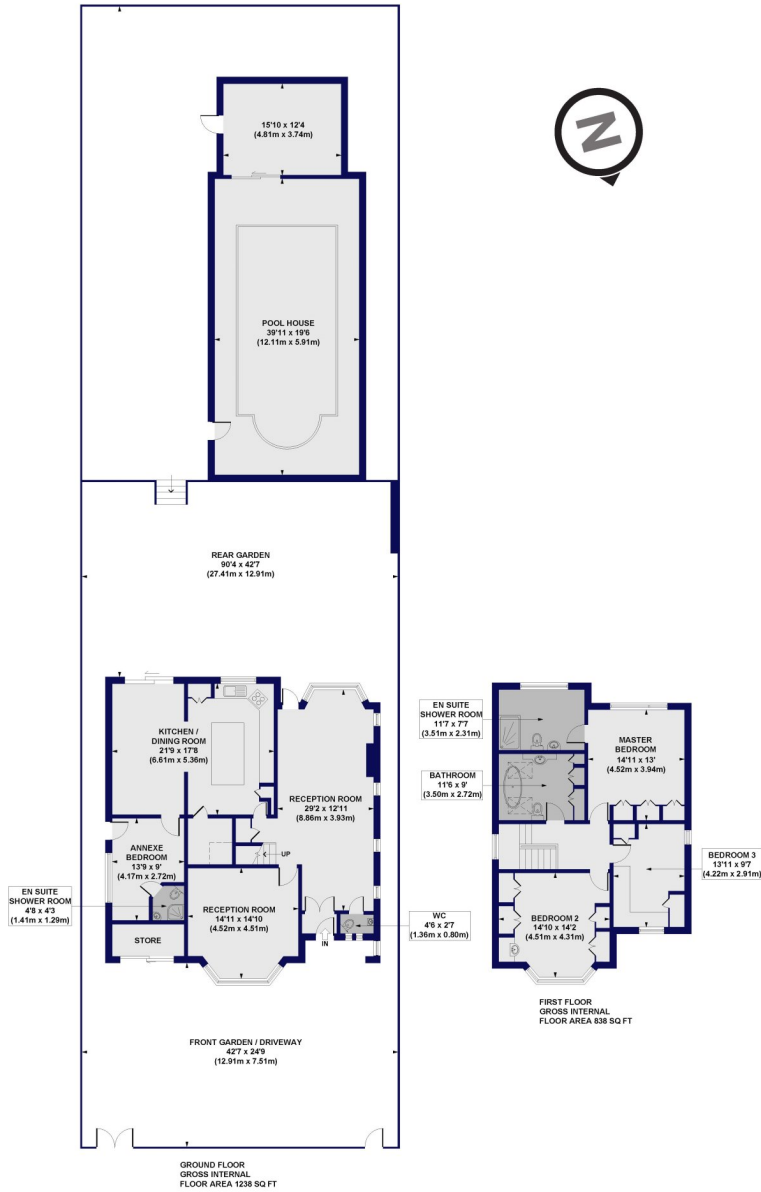


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Beechwood Avenue, N3

Approx. Gross Internal Floor Area 3048 sq. ft / 283.16 sq. m (Including Pool House)

Approx. Gross Internal Floor Area 2076 sq. ft / 192.86 sq. m (Excluding Pool House)



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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	