



**WOODBERRY GARDENS, NORTH FINCHLEY, LONDON, N12  
£820,000 FREEHOLD**

**A SPACIOUS TERRACED FAMILY HOME  
SET IN A PRIME N12 LOCATION**

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## DESCRIPTION:

We are pleased to offer this extended family home set in a quiet residential turning, within easy access of North Finchley High Road amenities, transport links, and Outstanding Ofsted Rated schools. The property comprises of a large through-lounge, extended eat-in kitchen, utility room, downstairs shower room, rear garden, three bedrooms, family bathroom, separate wc and the loft has been extended to create two further bedrooms. Further benefits include off street parking and rear access from the road. Offered on a chain free basis, an internal viewing is highly recommended!

**COUNCIL TAX:** Band F

## AT A GLANCE

- Terraced family home
- Through-lounge
- Extended eat-in kitchen
- Downstairs shower room
- Four/Five bedrooms
- Off street parking
- Offered Chain free





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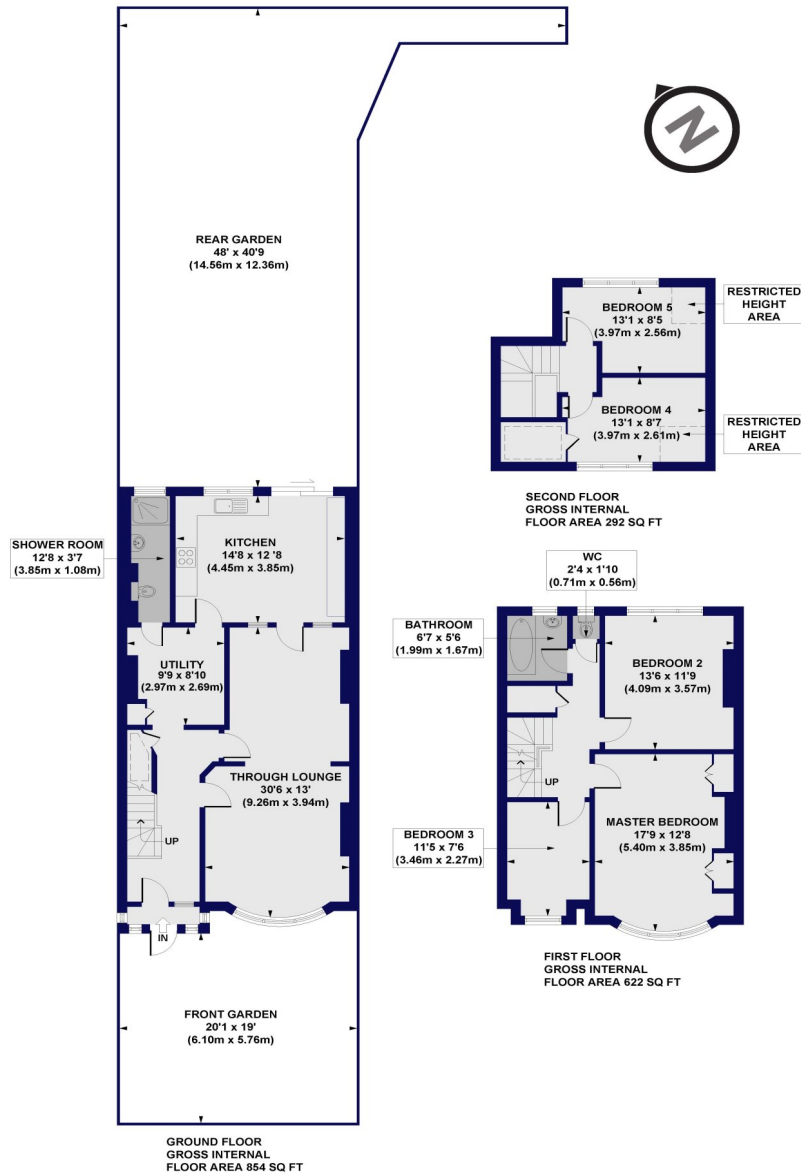


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# Woodberry Gardens, N12

Approx. Gross Internal Floor Area 1769 sq. ft / 164.33 sq. m (Including Restricted Height Area)

Approx. Gross Internal Floor Area 1696 sq. ft / 157.52 sq. m (Excluding Restricted Height Area)



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		80
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	42	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	