



CYPRUS AVENUE, FINCHLEY, LONDON, N3
£1,250,000 FREEHOLD

**A WELL-PRESENTED FOUR BEDROOM
FAMILY HOME SET IN A PRIME N3 LOCATION**

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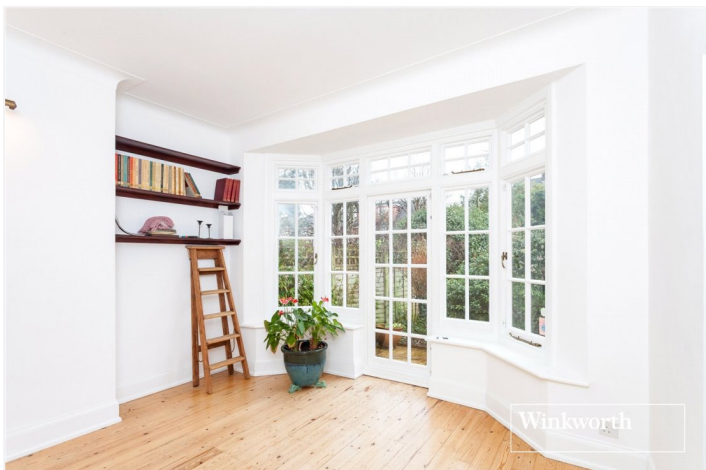
DESCRIPTION:

We are delighted to offer to the market this beautifully presented and extended semi-detached family home. Set on a quiet turning off Hendon Lane, ideally located for local amenities, Outstanding Ofsted Rated Schools and recreational parkland, such as Stephens House & Gardens & Windsor Open Space, the property comprises of a spacious hallway, front reception room, two reception rooms to the rear (currently set as a dining room and study), modern fitted kitchen, downstairs shower room, four bedrooms and family bathroom. This wonderful family home has a vast amount of potential to extend further (stpp) and is offered on a chain free basis. An internal viewing is highly recommended!

AT A GLANCE

- Semi-detached family home
- Two/three reception rooms
- Modern fitted kitchen
- Four bedrooms
- Two bathrooms
- Beautiful front & rear gardens
- Potential to extend (stpp)
- Offered chain free

COUNCIL TAX: Band F



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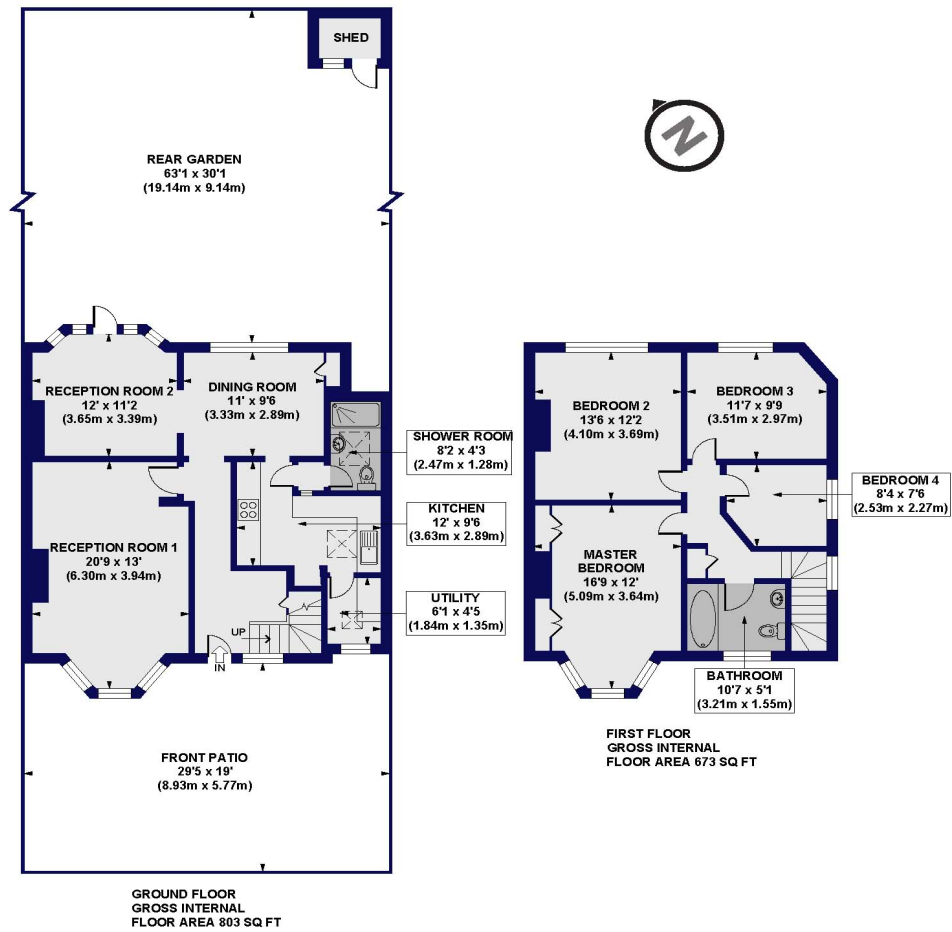


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Cyprus Avenue, N3
Approx. Gross Internal Floor Area 1476 sq. ft / 137.10 sq. m
(Excluding Shed)



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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	