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West Avenue, West Finchley, London, N3
£905,000 *Freehold*

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We are pleased to offer this well-presented, semi-detached, family home, ideally located for West Finchley underground (Northern line) station, the outstanding Ofsted rated Moss Hall Primary School, and within easy access to local amenities.

KEY FEATURES

- Set on a quiet residential turning
- Semi detached
- Extended on the ground floor
- Three bedrooms
- Two bathrooms
- Front and rear garden
- Garage
- Chain free



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The property comprises through-lounge, extended eat in kitchen area and downstairs bathroom to complete the ground floor.

The first floor comprises of three bedrooms and a family bathroom.

Further benefits include a lovely, mature, rear garden, comprised of a large patio space and lawn, garage via a shared drive and front garden, (potential to create off street parking).

The property also has potential to expand further into the loft STPP.

Offered on a chain free basis.





MATERIAL INFO

Tenure: Freehold
Council Tax Band: F
EPC rating: D

West Avenue

Total area: approx. 1,599.8 sq. feet (148.6 sq. metres)



Ground Floor

Approx. 847.4 sq. feet (78.7 sq. metres)



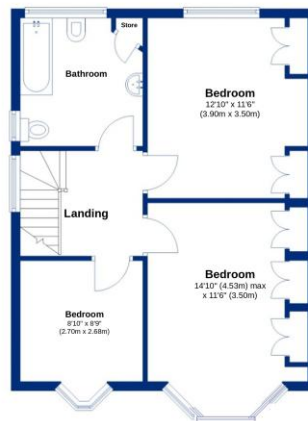
Outbuilding

Approx. 223.9 sq. feet (20.8 sq. metres)



First Floor

Approx. 528.5 sq. feet (49.1 sq. metres)



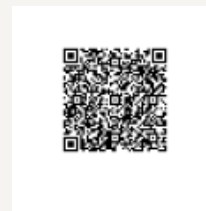
All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements. • @modephotouk | www.modephoto.co.uk Plan produced using PlanUp.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Energy rating summary: Current rating is D (Score 56), Potential rating is B (Score 81).

For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/FIN240252>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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