



REGENTS PARK ROAD, FINCHLEY, LONDON, N3
£1,100,000 FREEHOLD

**A FOUR BEDROOM DETACHED HOUSE WITHIN EASY
ACCESS TO FINCHLEY CENTRAL & TEMPLE FORTUNE**

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DESCRIPTION:

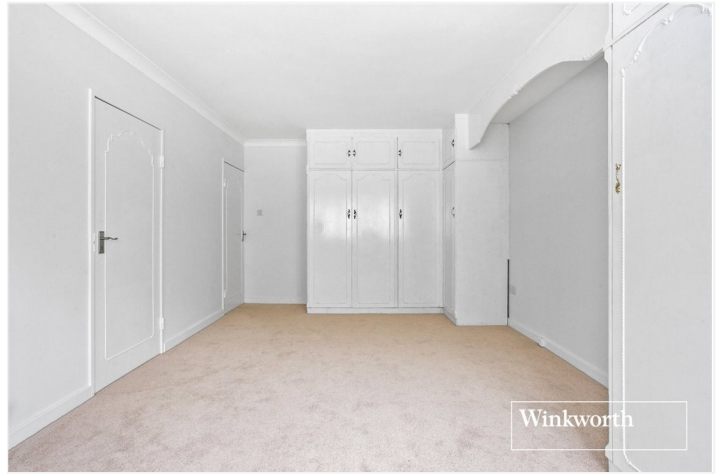
We are pleased to offer this detached family home, located within the Eruv on Regents Park Road, with easy access to local amenities and transport links in the Finchley Central & Temple Fortune areas. The property has recently been re-wired and benefits from new plumbing and central heating system and comprises of a through-lounge, eat-in kitchen, downstairs cloakroom and integral garage to the ground floor. The first floor consists of four bedrooms, en suite to the primary bedroom, family bathroom and wc. Further benefits include a large garden and off street parking. Offered on a chain free basis, an internal viewing is highly recommended.

COUNCIL TAX: Band G

AT A GLANCE

- Detached house
- Easy access to Finchley Central & Temple Fortune
- Through-lounge
- Eat-in kitchen
- Four bedrooms
- En suite to primary bedroom
- Rear garden
- Off street parking & Garage

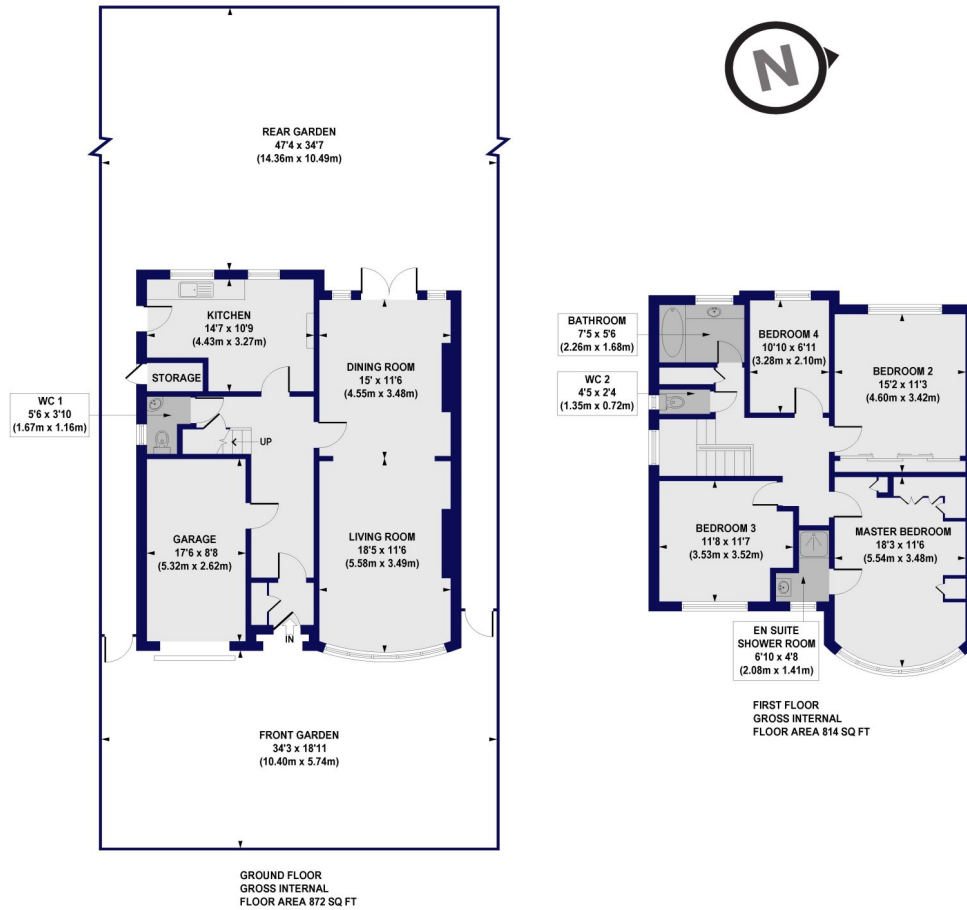




Regents Park Road, N3

Approx. Gross Internal Floor Area 1686 sq. ft / 156.67 sq. m (Including Garage)

Approx. Gross Internal Floor Area 1523 sq. ft / 141.50 sq. m (Excluding Garage)



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		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		87
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		