



BRIARFIELD AVENUE, FINCHLEY, LONDON, N3
£850,000 FREEHOLD

A WELL-PRESENTED THREE BEDROOM FAMILY HOME WITH POTENTIAL TO EXTEND (STPP)

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DESCRIPTION:

Set in a popular turning within close proximity to Finchley Central underground and amenities, including being in the catchment area for local Primary Schools, such as Akiva and St Theresa's, we are pleased to offer this well-presented end of terrace family home. The property comprises front reception room, rear reception room with access to a lovely private garden (circa 75ft), kitchen, downstairs wc, three bedrooms, family bathroom and separate wc. This lovely property has potential to expand and extend (stpp) and an internal viewing is highly recommended!

COUNCIL TAX:

Band E

AT A GLANCE

- End of Terrace family home
- Two reception rooms
- Three bedrooms
- Spacious rear garden
- Ideal location for schools & amenities
- Potential to extend (stpp)



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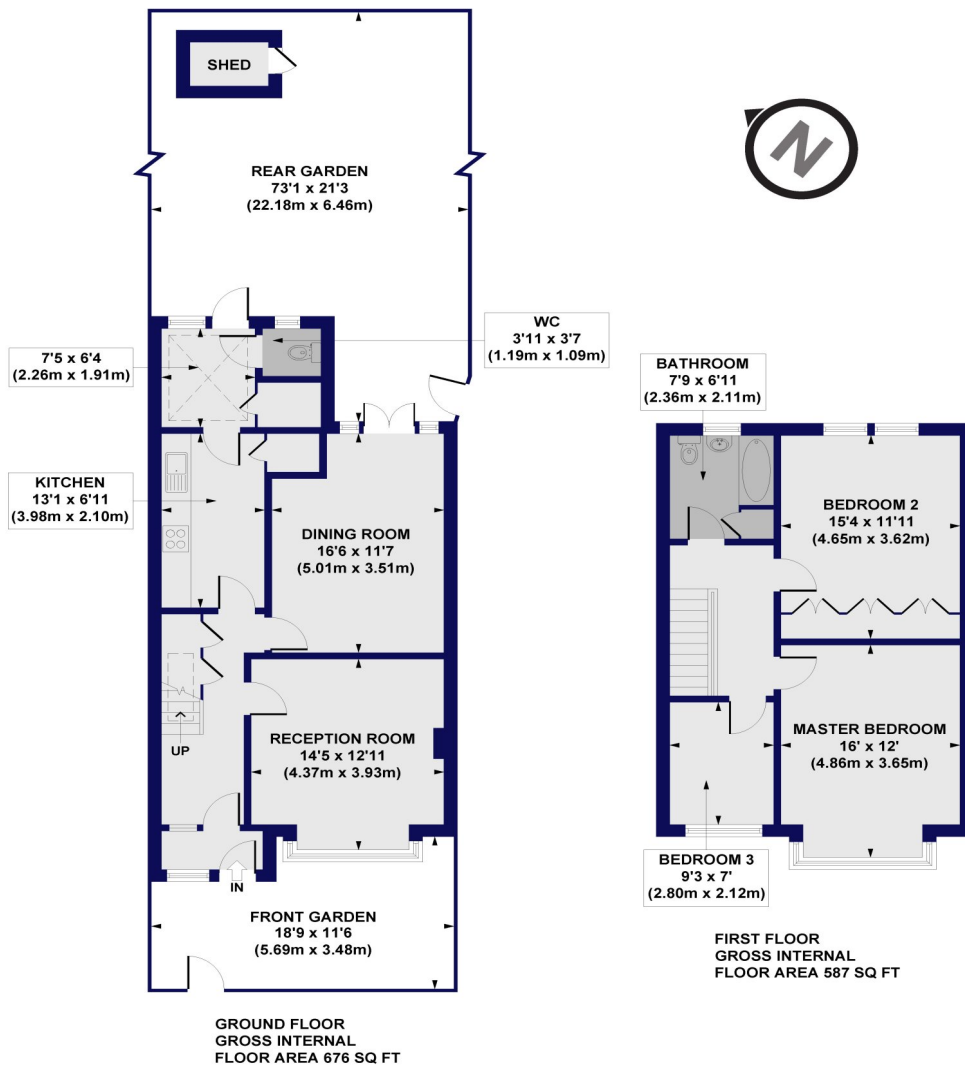


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Briarfield Avenue, N3
Approx. Gross Internal Floor Area 1263 sq. ft / 117.35 sq. m



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	
A (92+)	85
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	