

HOWCROFT CRESCENT, FINCHLEY, LONDON, N3
£930,000 FREEHOLD

**A WELL PRESENTED FOUR BEDROOM
SEMI-DETACHED FAMILY HOME SET
IN A POPULAR N3 LOCATION**

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DESCRIPTION:

Set in a popular turning off Nether Street, within easy access to local amenities, West Finchley underground (Northern line) station and Outstanding Ofsted Rated Moss Hall Primary School, we are pleased to offer this well-presented semi-detached family home which has been extended throughout to create ample living space. The ground floor is comprised of large through-lounge leading to an eat-in kitchen, utility room and downstairs cloakroom. To the first floor there are three bedrooms (one with en suite) and family bathroom. To the second floor there is a wonderful master bedroom with en suite and plenty of storage. Further benefits include a South facing rear garden with spacious patio area, an outbuilding which would accommodate the 'Work from Home' lifestyle, perfect for an office, gym or studio and off street parking for two cars. Offered on a chain free basis. An internal viewing is highly recommended!

COUNCIL TAX: Band E

AT A GLANCE

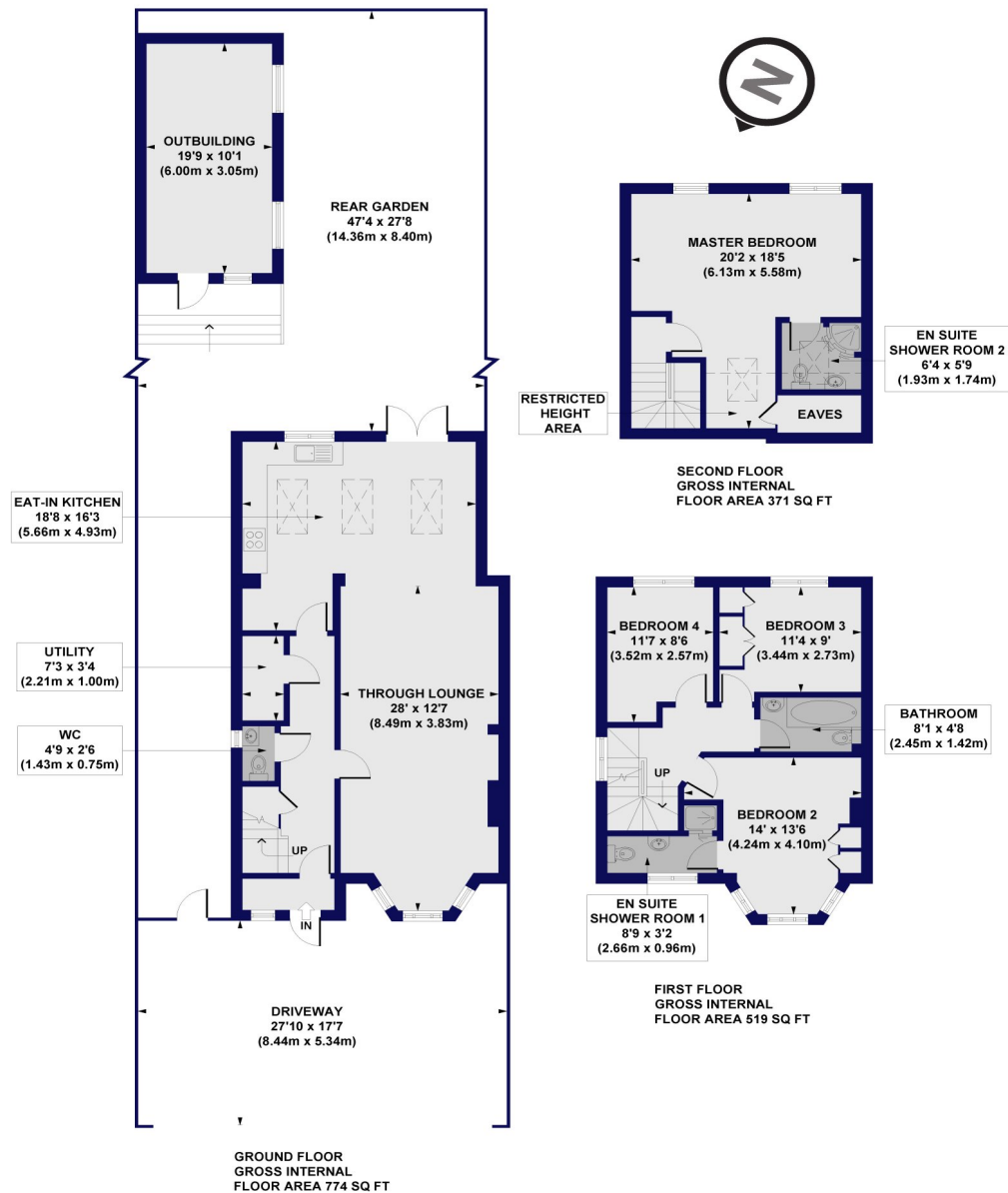
- Set in a popular N3 location
- Extended to the ground & top floors
- Through-Lounge
- Eat-in kitchen
- Four bedrooms
- Two en suites
- Family bathroom
- Outbuilding
- Off street parking





Howcroft Crescent, N3

Approx. Gross Internal Floor Area 1861 sq. ft / 172.90 sq. m (Including Restricted Height Area, Eaves & Outbuilding)
Approx. Gross Internal Floor Area 1602 sq. ft / 148.85 sq. m (Excluding Restricted Height Area, Eaves & Outbuilding)



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			
A (92-100)			81
B (81-91)			
C (69-80)			
D (55-68)			
E (39-54)			
F (21-28)		65	
G (1-20)			
Not energy efficient - higher running costs			
England, Scotland & Wales			
		EU Directive 2002/91/EC	
		