

**HOWCROFT CRESCENT, FINCHLEY, LONDON, N3**  
**£825,000 FREEHOLD**

**A THREE BEDROOM SEMI-DETACHED FAMILY HOME  
 SET IN A QUIET TURNING WITH EASY ACCESS TO  
 LOCAL TRANSPORT LINKS & SCHOOLS**

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## DESCRIPTION:

Set in a popular residential turning within minutes of West Finchley underground and the catchment area for Moss Hall Primary School, we are pleased to offer this beautifully presented and recently refurbished family home. The property has been renovated to a very good standard and comprises off a through-lounge, modern fitted kitchen/dining room, downstairs cloakroom, three double bedrooms and family bathroom. Externally, there is off street parking for two cars to the front and the rear garden has a spacious patio area, an outbuilding to accommodate a work-from-home lifestyle and a shed. An internal viewing is highly recommended!

## COUNCIL TAX:

Band E

## AT A GLANCE

- Semi-detached house
- Through-lounge
- Modern fitted eat-in Kitchen
- Three bedrooms
- Family Bathroom
- Rear garden with side access
- Home office
- Close to local transport links & Schools





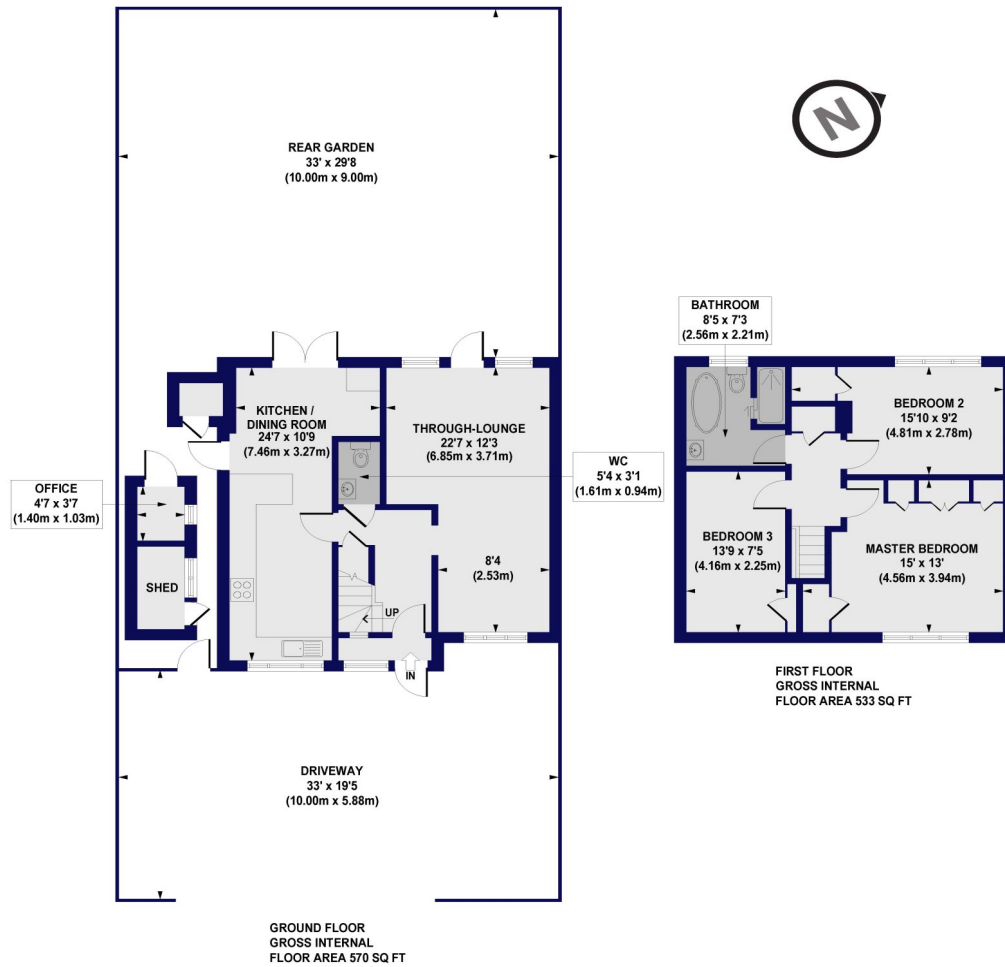




## Howcroft Crescent, N3

Approx. Gross Internal Floor Area 1146 sq. ft / 106.49 sq. m (Including Office & Shed)

Approx. Gross Internal Floor Area 1103 sq. ft / 102.50 sq. m (Excluding Office & 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.

**Winkworth**

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
A (92+)	
B (81-91)	88
C (69-80)	
D (55-68)	70
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	