



**HOWCROFT CRESCENT, LONDON, N3
OFFERS IN THE REGION OF £900,000 FREEHOLD**

A WELL PRESENTED AND EXTENDED SEMI-DETACHED FAMILY HOME

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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. The property has been partially extended with scope for further extension (stpp) and comprises front reception room, open plan kitchen/dining room, downstairs cloakroom, three bedrooms and family bathroom. Further benefits include an integral garage, and off street parking. An internal viewing is highly recommended!

COUNCIL TAX:

Band E

AT A GLANCE

- Semi Detached House
- Extended on the ground floor
- Three bedrooms
- Downstairs cloakroom
- Off street parking
- Integral garage
- Ideally located for transport links & amenities
- In catchment are for Good Ofsted Rated Schools

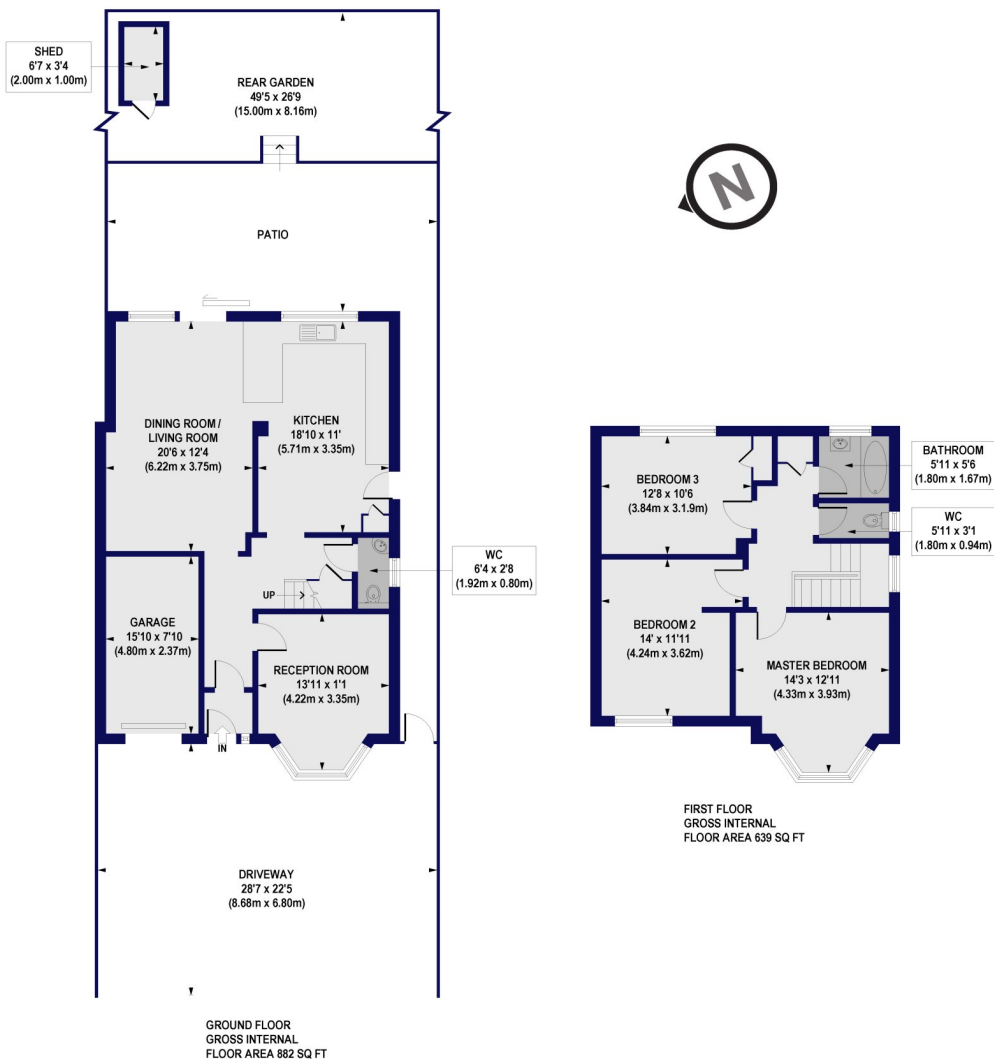




Howcroft Crescent, N3

Approx. Gross Internal Floor Area 1521 sq. ft / 141.35 sq. m(Including Garage)

Approx. Gross Internal Floor Area 1387 sq. ft / 128.90 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	
A (92+)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
61	83
England, Scotland & Wales	
EU Directive 2002/91/EC	