



28 Friern Watch Avenue, London, N12 9NT

£975,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

This four bedroom, semi-detached family home is located on a popular turning close to North Finchley's amenities and transport and retains many original features throughout. In need of some updating, the property nevertheless offers scope for extension (STPP) to the potential buyer and further benefits from a large mature garden, patio, utility room and cellar and is offered chain-free.

FEATURES

- Four Bedrooms
- Through Lounge
- Potential to Extend (STPP)
- Kitchen
- Family Bathroom
- Utility Room
- Cellar For Storage
- Downstairs Guest W/C (outside access)
- 0.6miles to Woodside Park tube



ROOM DESCRIPTIONS







FLOORPLAN & EPC



APPROX. GROSS INTERNAL FLOOR AREA 1541.50 SQ. FT / 143.21 SQ. M

WHILST EVERY ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE FLOOR PLAN CONTAINED HERE, MEASUREMENTS OF DOORS, WINDOWS, ROOMS AND ANY OTHER ITEMS ARE APPROXIMATE AND NO RESPONSIBILITY IS TAKEN FOR ANY ERROR, OMISSION, OR MIS-STATEMENT. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED AS SUCH, BY ANY PROSPECTIVE PURCHASER. FLOOR PLANS ARE NOT DONE TO "SCALE".

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	