



Briarfield Avenue, Finchley, N3

 3 Bedrooms  1 Bathroom  2 Receptions

 **AdamHayes**
ESTATE AGENTS

 The Property Ombudsman

£950,000



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Key Features

- Three Bedrooms
- Ideal Location for School Catchment
- Terraced House
- Spacious Rear Garden
- Potential to Extend (STPP)
- Modern Kitchen

Other Information

Tenure: Freehold
Council Tax Band: E



Nearest Stations

- Finchley Central Station 0.4 miles
- West Finchley Station 0.9 miles
- East Finchley Station 1.1 miles

Property Description

Situated in this popular residential turning within close proximity to Finchley Central Underground Station and a wide range of local amenities is this well-presented three bedroom terraced family home. The property is also ideally positioned within the catchment area for well-regarded local primary schools including Akiva and St Theresa's. The accommodation comprises a bright through lounge with direct access to a lovely private rear garden measuring approximately 75ft, a fitted kitchen and a downstairs WC. The first floor offers three well-proportioned bedrooms and a family bathroom. The property also offers excellent potential to extend or further develop (STPP), making it an ideal purchase for families looking to create a long-term home. To really appreciate the size, location and potential, an internal viewing is highly recommended via vendors sole agents Adam Hayes Estate Agents.

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

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Approximate Gross Internal Area 1276 sq ft - 119 sq m

Ground Floor Area 687 sq ft – 64 sq m

First Floor Area 589 sq ft – 55 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or prospective tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey, not tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.