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# Kingsgate Avenue, Finchley Central, N3

£1,000,000

4 Bedrooms 2 Bathrooms 2 Receptions

## Key Features

- Four Bedrooms
- Four Bathrooms
- Granny Annexe
- Gated House
- Off Street Parking
- Mature Rear Garden

## Other Information

Tenure: Freehold  
Council Tax Band: E

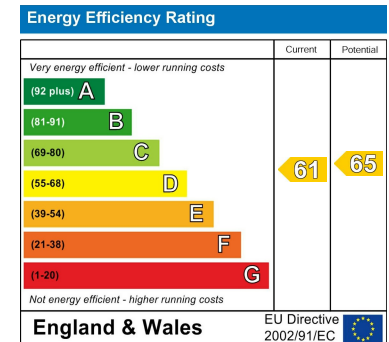


## Nearest Stations

Finchley Central Station	0.7 miles
Brent Cross Station	1.2 miles
Mill Hill East Station	1.3 miles

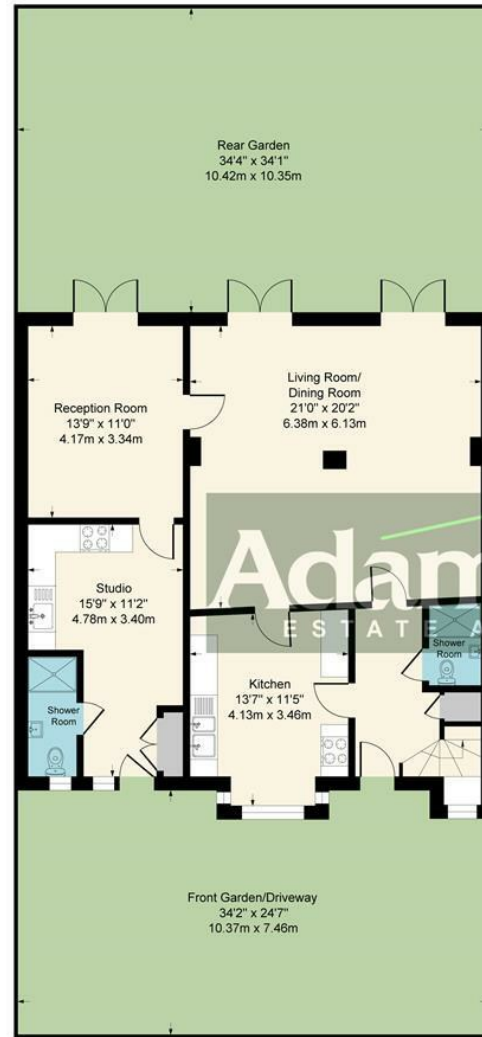
## Property Description

Situated at the turning of Amberden Avenue is this gated and exceptional four-bedroom, four-bathroom family house. The property has been extended and arranged over two floors, including a Granny Annexe. Upon entrance, the ground floor offers a bright entrance hall with a shower room, leading to an approx. 21ft reception and dining area with double doors opening to the rear south facing garden and benefitting from wooden flooring throughout. Further features include a fitted kitchen and a separate studio room with its own entrance, fitted kitchen, and shower room. The first floor comprises of the main principal bedroom including an en-suite and a closet, two additional bedrooms, a utility room (formerly 4th bedroom) and a tiled three piece bathroom suite. Other notable features include having the potential to convert the loft (STPP), a driveway including a gated entrance, gas central heating, double-glazed windows and situated within the catchment area of a number of popular schools, including Avika, Brooklands, and Christ College. The property is also conveniently located within 0.5 miles of Finchley Central Station, close to parks and open spaces, and offers easy access to major roads such as the A1(M) and M1 motorways. To really appreciate the style, condition and location of this house, an internal viewing is highly recommended through the vendors sole agents, Adam Hayes Estate Agents.



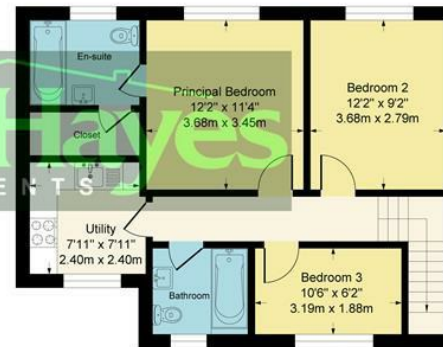
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Ground Floor

Approximate Gross Internal Area  
1695 sq ft - 157.4 sq m



First Floor

Although every attempt has been made to ensure accuracy, all measurements are approximate.  
This floorplan is for illustrative purposes only and not to scale.  
Measured in accordance with RICS Standards.

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.