



Bancroft Avenue, East Finchley, N2

 5 Bedrooms  5 Bathrooms  3 Receptions

Offers In Excess Of £3,000,000



Adam Hayes - East Finchley Office - Sales 158 High Road, East Finchley, London, N2 9AS

Tel: 0208 883 2621 Email: info@adam-hayes.co.uk Web: www.adam-hayes.co.uk

Bancroft Avenue, East Finchley, N2

Offers In Excess Of £3,000,000

 5 Bedrooms  5 Bathrooms  3 Receptions

Key Features

- Detached Family House
- Five Bedrooms
- Five Bathrooms
- Outdoor Heated Swimming Pool
- Modern Kitchen
- South Facing Garden

Other Information

Tenure: Freehold
Council Tax Band: G



Nearest Stations

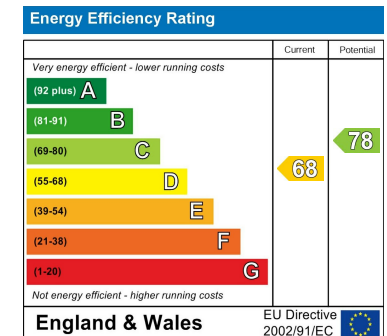
East Finchley Station 0.3 miles
Highgate Station 0.8 miles
Golders Green Station 1.5 miles

Property Description

Situated on Bancroft Avenue, a prestigious tree lined road just off The Bishops Avenue, is this extensively refurbished five bedroom, five bathroom detached family home, offered for sale on a chain free basis. Finished to an exceptional standard throughout, the property offers spacious and versatile accommodation ideal for modern family living. A stunning kitchen/dining room forms the heart of the home and is complemented by two further reception rooms, a utility room and a guest WC. The property boasts five generously sized bedrooms and five contemporary bathrooms, all finished to a high specification. Externally, a beautifully landscaped rear garden provides an ideal space for entertaining and relaxation, complete with a swimming pool. Further benefits include ample off street parking for up to five cars.

Conveniently located close to East Finchley's excellent amenities, transport links and highly regarded schools, this outstanding home combines luxury, space and practicality. To really appreciate the size, condition and location, an internal viewing is highly recommended via vendors sole agents Adam Hayes Estate Agents.

*NB. Under the Estate Agency Act we hereby confirm that the vendor of the property is connected to Adam Hayes Estate Agents.



Adam Hayes - East Finchley Office - Sales 158 High Road, East Finchley, London, N2 9AS

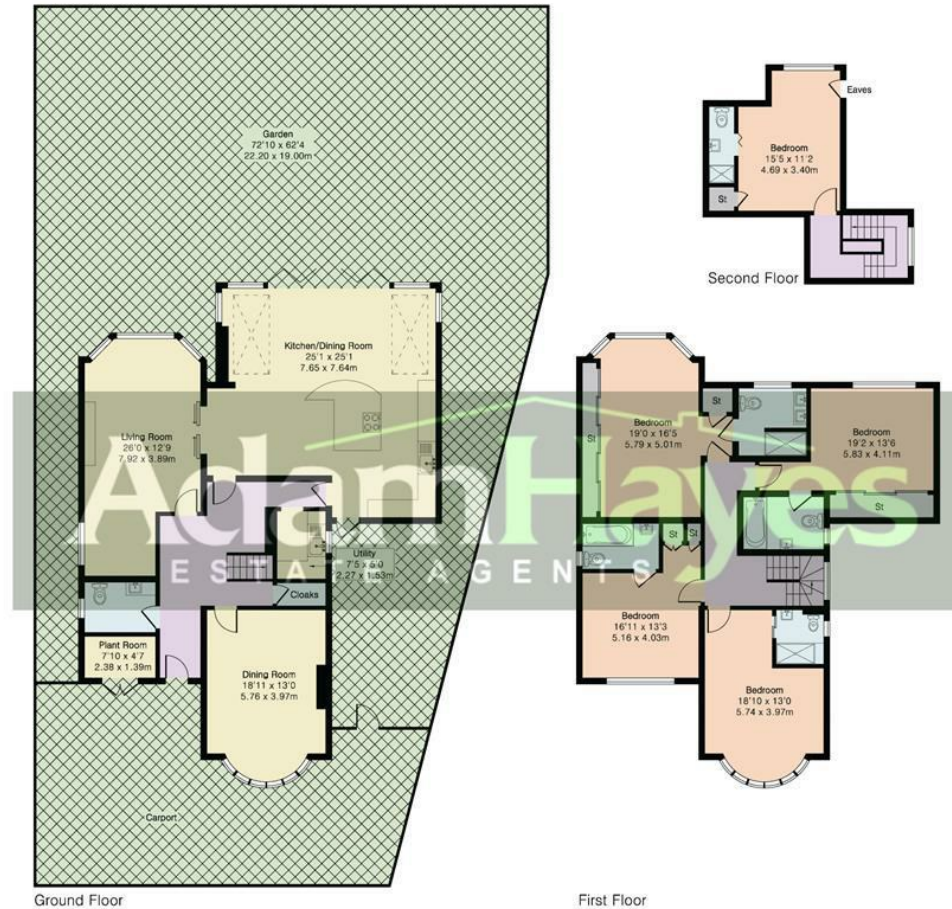
Tel: 0208 883 2621 Email: info@adam-hayes.co.uk Web: www.adam-hayes.co.uk

Approximate Gross Internal Area 2919 sq ft - 271 sq m

Ground Floor Area 1453 sq ft – 135 sq m

First Floor Area 1196 sq ft – 111 sq m

Second Floor Area 270 sq ft – 25 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.