




Lyttelton Road, East Finchley, N2

 5 Bedrooms  2 Bathrooms  4 Receptions

OIEO £1,500,000



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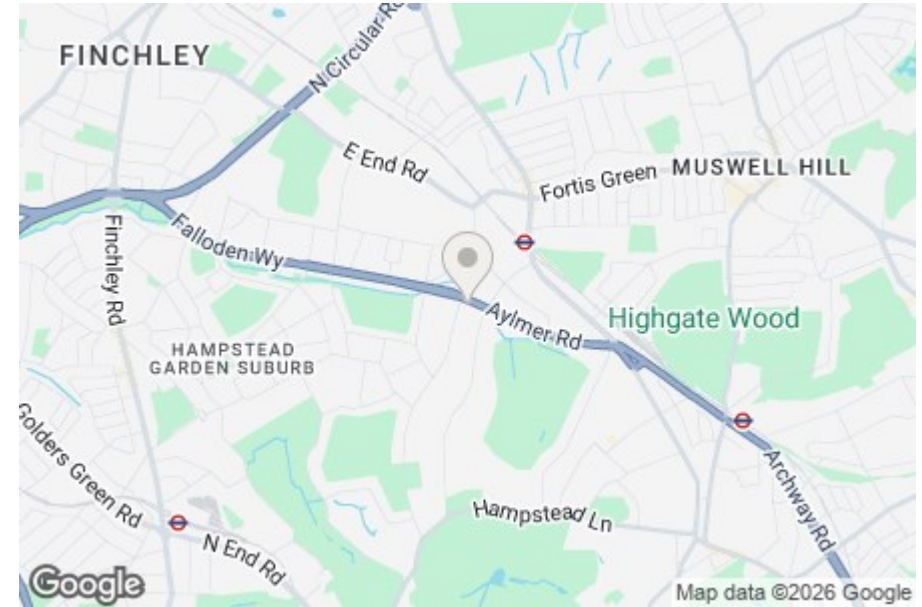
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Key Features

- Five Bedooms
- Two Bathrooms
- Semi Detached
- Garage & Off Street Parking
- Mature Garden
- Three Reception Rooms

Other Information

Tenure: Freehold
Council Tax Band: H



Nearest Stations

East Finchley Station 0.3 miles
Highgate Station 0.9 miles
Golder's Green Station 1.5 miles

Property Description

Situated between The Bishops Avenue and Winnington Road and located within easy reach of local shopping facilities at Market Place, schools, and places of worship is this well-proportioned five bedroom semi-detached family home with a distinctive green pantile roof, offered chain free. This rarely available property benefits from three generous reception rooms, a kitchen/breakfast room, a garage, and a large south-facing rear garden, ideal for family living and entertaining. Arranged over two floors, the accommodation offers spacious and flexible living throughout, perfect for growing families.

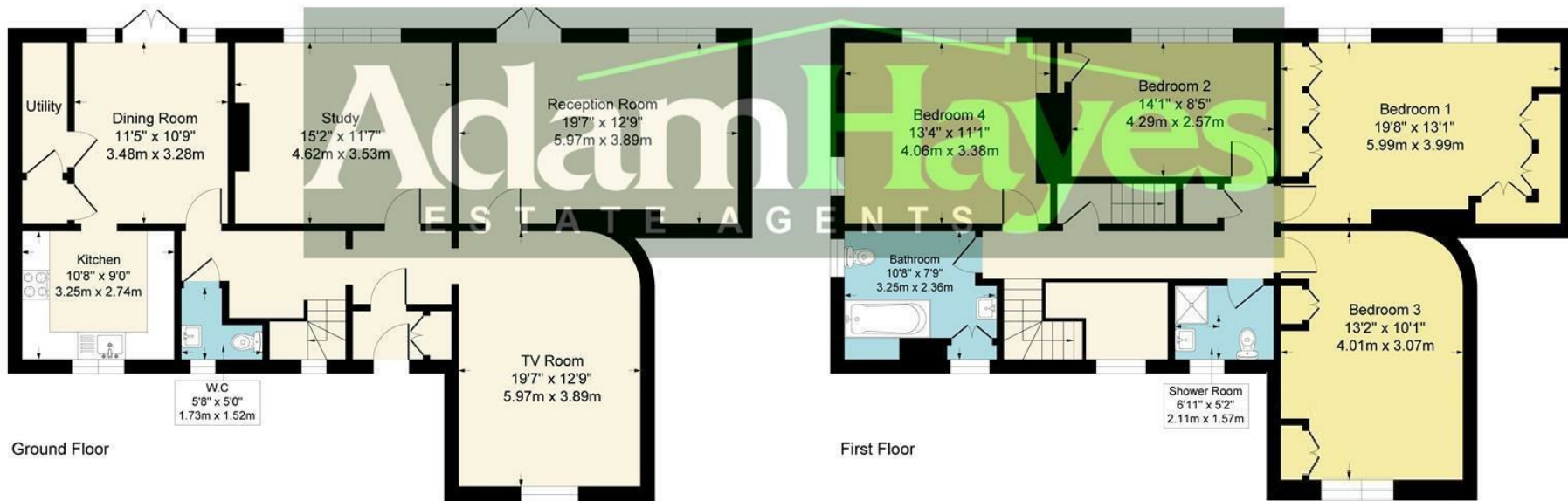
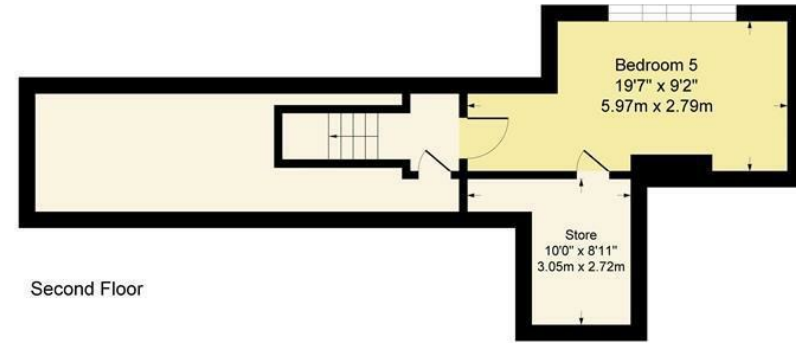
Further benefits include off-street parking, excellent scope to modernise or extend (subject to planning permission), and its proximity to East Finchley Underground Station (Northern Line), which is located less than half a mile away, along with good bus links into Central London and surrounding areas. To fully appreciate the space, potential, and location of this fine home, an internal viewing is highly recommended via the vendors' 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		57	75
(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
2540 sq ft - 236 sq m



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.