



Churchfield Avenue, North Finchley, N12

 2 Bedrooms  1 Bathroom  1 Reception

OIEO £450,000



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## OIEO £450,000

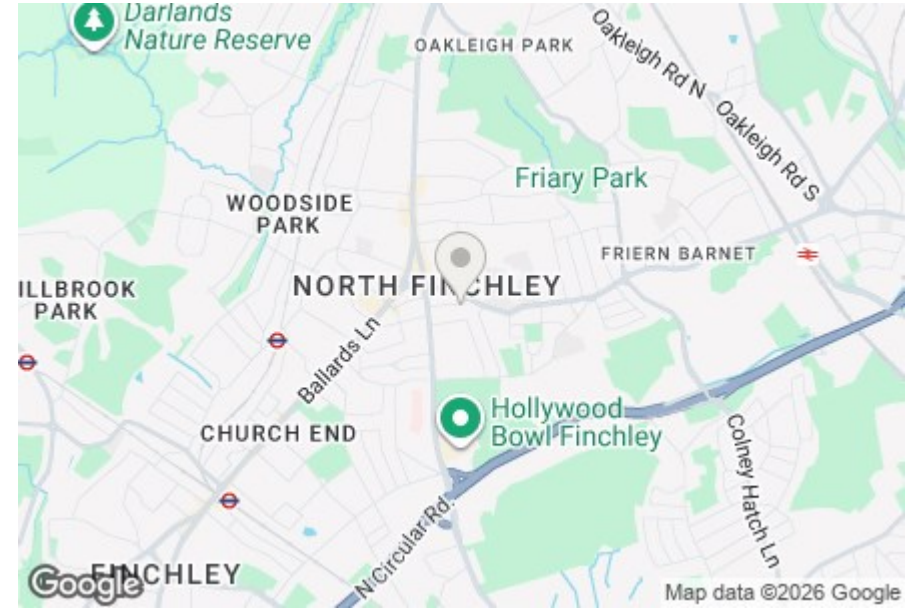
2 Bedrooms 1 Bathrooms 1 Receptions

### Key Features

- Two Bedrooms
- Ground Floor Maisonette
- Modern Fitted Kitchen
- Wooden Flooring
- Chain Free
- Private Garden

### Other Information

Tenure: Share of Freehold  
Length of Lease: 82 Years  
Ground Rent: Nil  
Service Charge: Nil  
Council Tax Band: C

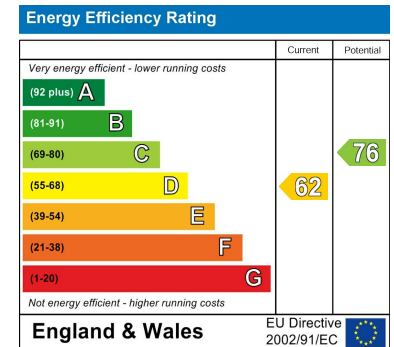


### Nearest Stations

- West Finchley Station 0.7 miles
- Woodside Park Station 0.7 miles
- Finchley Central Station 1.1 miles

### Property Description

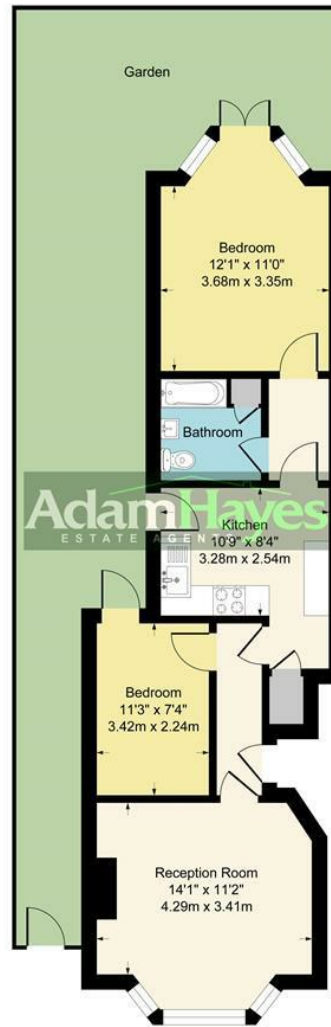
Nestled in this popular residential location off Woodhouse Road is this newly decorated two-bedroom ground-floor maisonette. The property features a bright 14ft reception room with a bay window, a modern fitted kitchen with direct access to a private rear garden, a principal bedroom with garden access, and a contemporary bathroom suite and storage. Further benefits include wooden flooring, double-glazed sash windows with shutters, a private side entrance, and garden storage. Offered chain free, this property is ideal for first-time buyers and investors alike. Conveniently located close to Woodside Park Underground Station (Northern Line), the Tally Ho bus terminus, and highly regarded schools including The Wren Academy and The Compton School. To really appreciate the location, size and condition, an internal viewing is highly recommended through the vendor's sole agent, Adam Hayes Estate Agents.



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Approximate Gross Internal Area  
652 sq ft - 61 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.