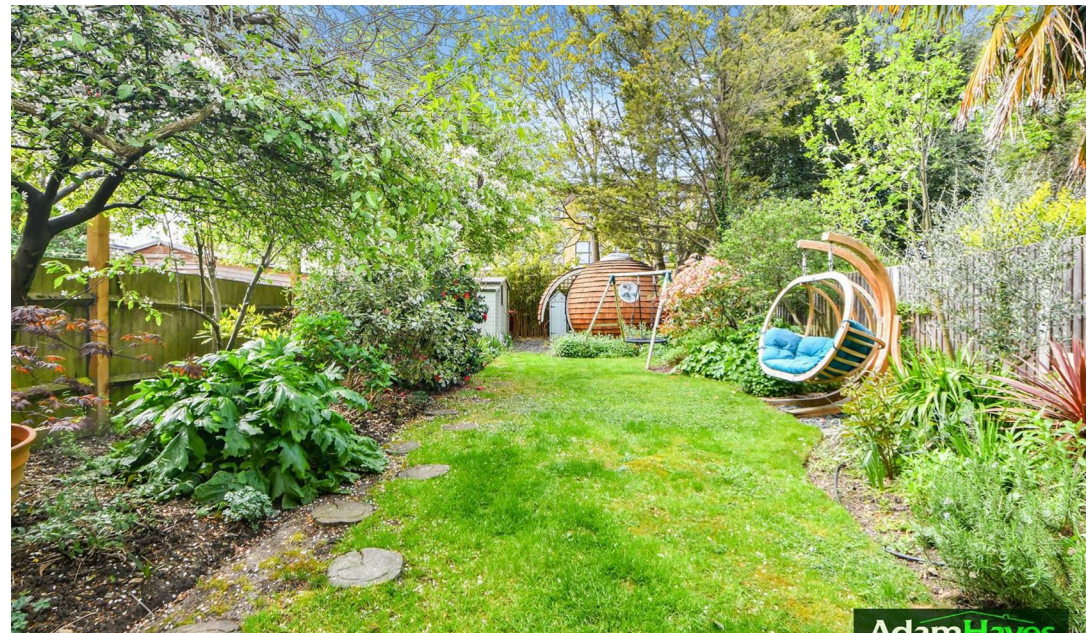




Hilton Avenue, North Finchley, N12

 4 Bedrooms  2 Bathrooms  2 Receptions

Offers in Excess of £950,000



Adam Hayes - North Finchley Office - Sales 365 Ballards Lane, North Finchley, London, N12 8LL
Tel: 020 8445 4008 Email: info@adam-hayes.co.uk Web: www.adam-hayes.co.uk

Hilton Avenue, North Finchley, N12

Offers in Excess of £950,000

 4 Bedrooms  2 Bathrooms  2 Receptions

Key Features

- Four Bedrooms
- Semi Detached Family House
- TV Room
- Fitted Kitchen With Bespoke Altrock Terrazzo Worktops
- Off Street Parking for Two Cars
- Archi Pod Dome-Shaped Garden Office
- Catchment Area for Wren Academy

Nearest Stations

- Woodside Park Station 0.8miles
- West Finchley Station 0.9miles
- New Southgate Station 1.1miles

Property Description

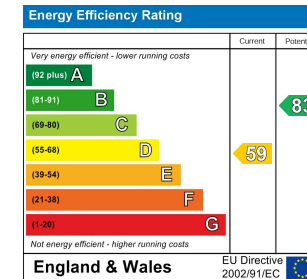
A unique and beautifully presented four-bedroom refurbished family home, ideally located within the immediate catchment area for Wren Academy. The ground floor has been thoughtfully reimagined by award-winning Alexander Martin Architects, and benefits from pocket doors for maximum versatility, allowing for both open-plan family living and separation of spaces; with continuous herringbone-laid smoked oak flooring throughout.

The property offers spacious and well-designed accommodation, comprising two reception rooms including a separate TV room/playroom, and a stunning modern kitchen/dining room with extensive storage. The property retains period features including two working fireplaces, stained glass and leaded windows; offset by internal and external Crittal doors, opening onto a tiled patio with cedar cladding and a mature landscaped garden. The recently fitted kitchen includes bespoke Altrock terrazzo worktops made from reclaimed marble, a hidden induction hob in the dining table and high specification integrated appliances, complemented by a separate utility space.

To the first floor there are four well-proportioned bedrooms and a recently re-modelled family bathroom with freestanding stone bath and large walk-in shower. Further benefits include off-street parking with cabled provision for two EV chargers, a dome-shaped garden office with electricity and internet connection, and a generous loft with potential for conversion. To really appreciate the condition, design and location, an internal viewing is highly recommended via vendors sole agents Adam Hayes Estate Agents.

Other Information

Tenure: Freehold
Council Tax Band: F



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Approximate Gross Internal Area

Internal 1420 sq ft - 132 sqm
 Garden Office 76sqft - 7.1 sqm



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.